

ARVADA OFFICE SPACE FOR LEASE

Lease Rates: \$12.00-\$18.00/SF FSG
Availability: 960 SF - 1,764 SF

PROPERTY OVERVIEW:

Building Type:	Commercial Office/Retail, Multi-Tenant
Year Built:	1986
Building Size:	13,045 SF
Total Lot Area:	13,939 SF
Office Park:	Supreme Commons, PUD-1

PROPERTY FEATURES:

- Located within a well landscaped and maintained business park
- Easy access to I70 via Ward Rd
- Central corridor with good natural light
- Large, 128 space shared surface parking lot
- Landlord will do build-out for turnkey hair salon
- Perfect for mental health office, attorneys, massage therapist, etc.

AREA DESCRIPTION:

5400 Ward Road is located off highly trafficked Ward Road on the west side of Arvada. The building has multiple spaces available for lease with a large common area foyer. There is ample parking and well-maintained landscaping around the property.

For more information, please contact:

JAMIE MITCHELL

Principal

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PAUL NORA

Associate Advisor

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SPACE AVAILABLE TO LEASE:

Suite G50 | 1,092 SF

Lease Rate: \$12.00/SF FSG

SPACE AVAILABLE TO LEASE:

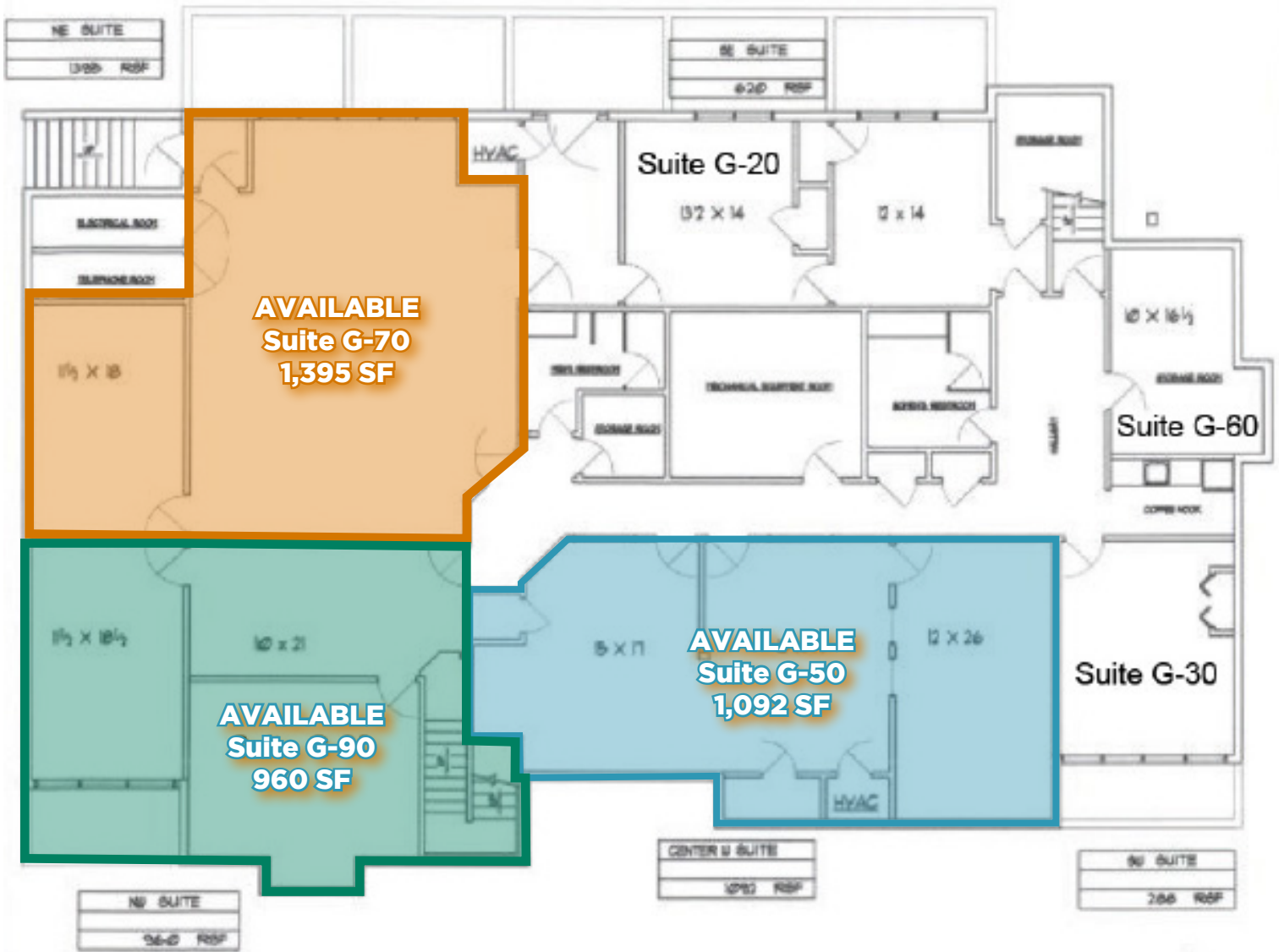
Suite G70 | 1,395 SF

Lease Rate: \$14.00/SF FSG

SPACE AVAILABLE TO LEASE:

Suite G90 | 960 SF

Lease Rate: \$12.00/SF FSG



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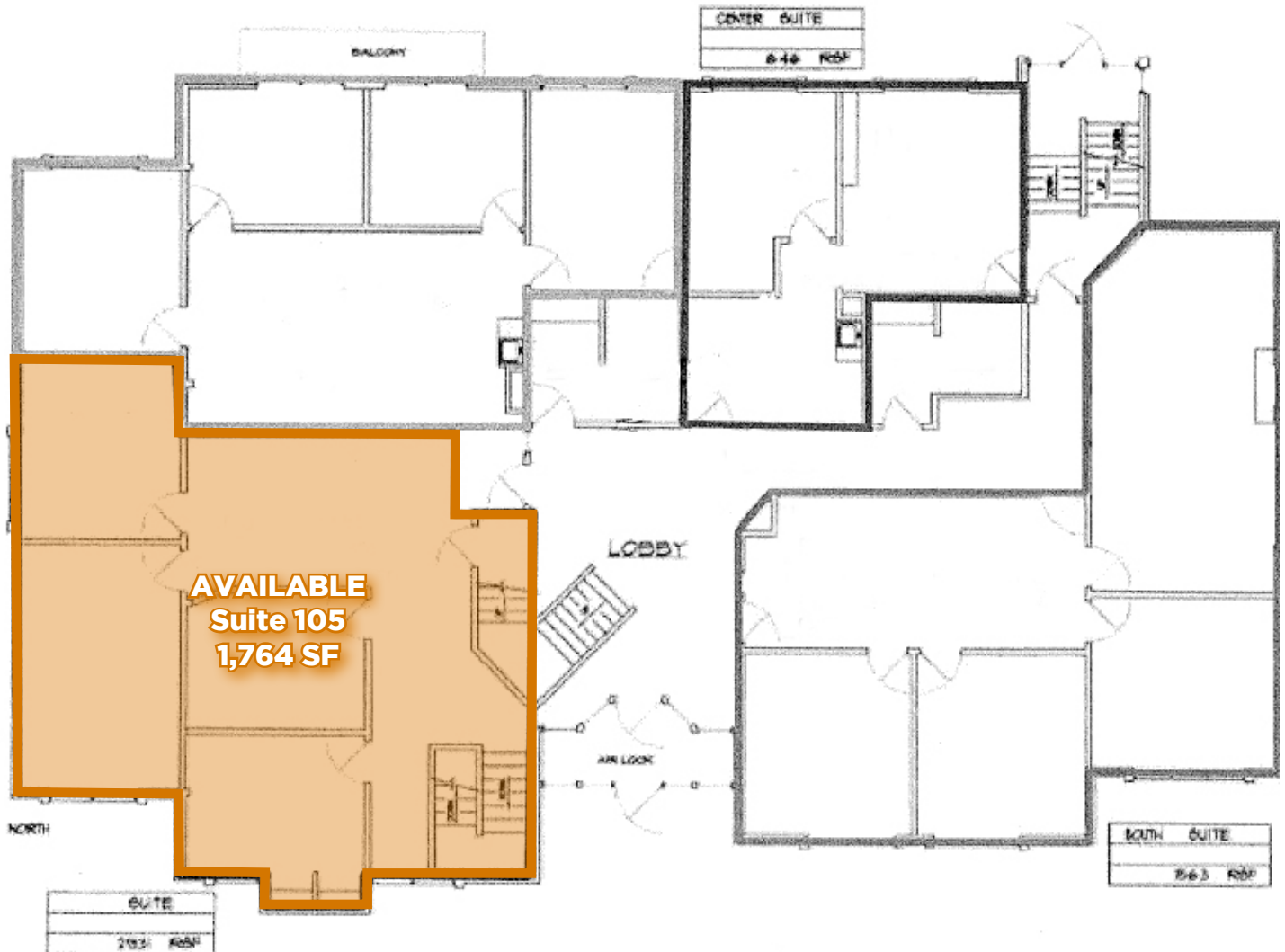
SPACE AVAILABLE TO LEASE:

Suite 105 | 1,764 SF

Lease Rate: \$18.00/SF FSG

FEATURES:

- ADA Accessible Space
- Reception Area with Multiple Offices
- Great Natural Light
- High Ceilings



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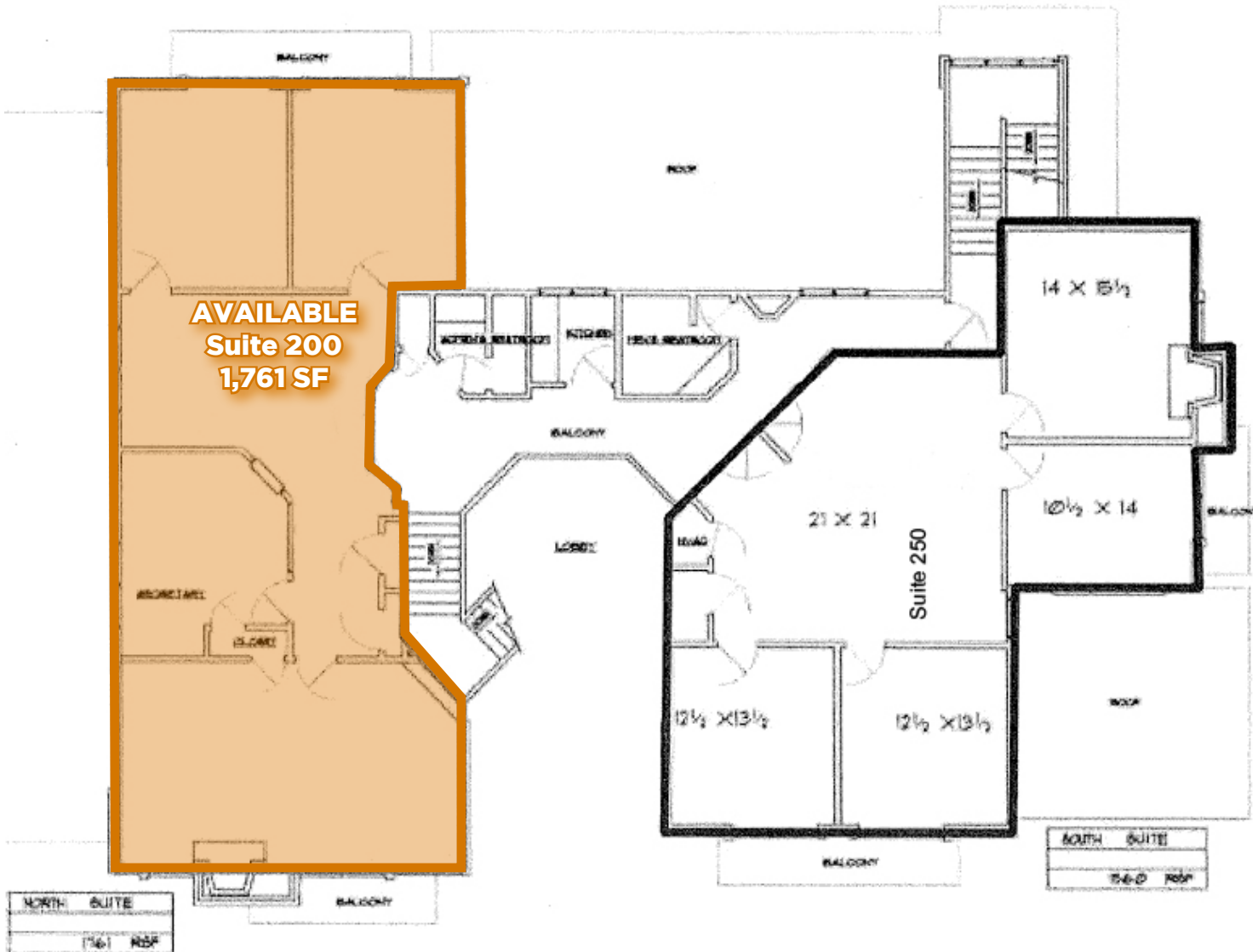
SPACE AVAILABLE TO LEASE:

Suite 200 | 1,761 SF

Lease Rate: \$18.00/SF FSG

FEATURES:

- Reception Area with Multiple Offices
- Outside Private Porches Off of the Private Offices
- Great Natural Light
- High Ceilings



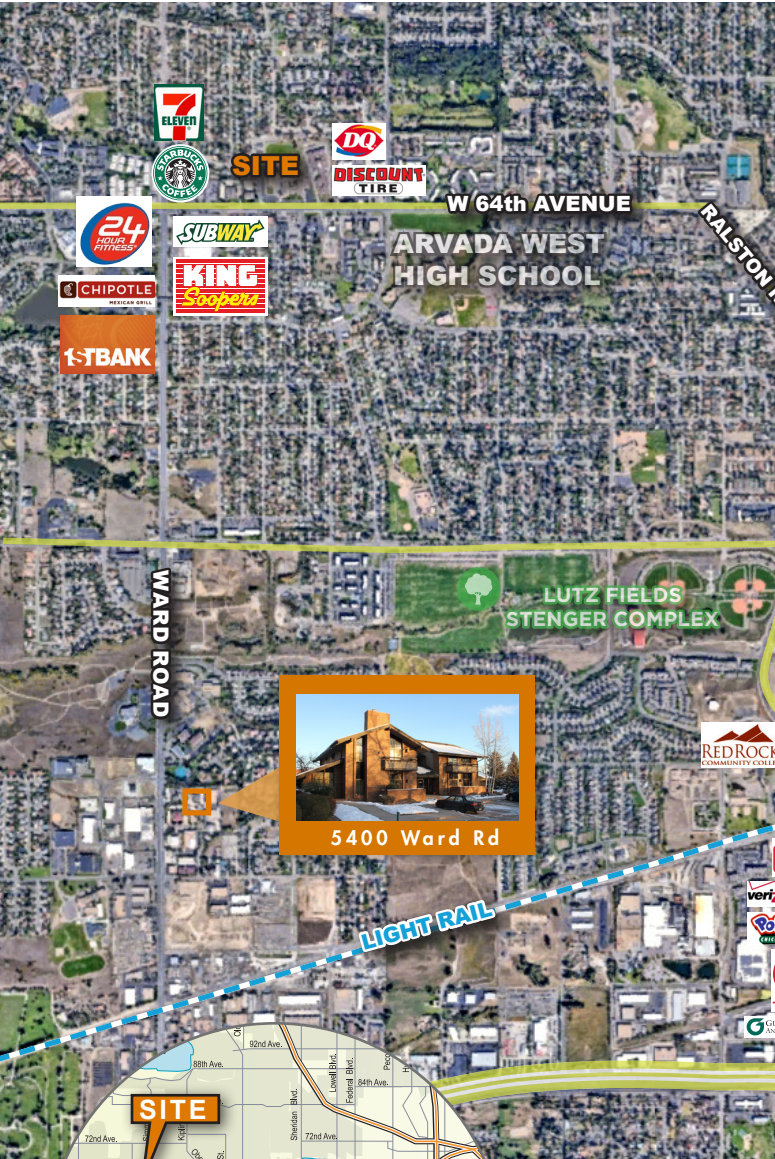
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	Population	Households	Average HH Income
1 mile	6,892	2,786	\$108,638
3 mile	85,415	35,817	\$111,291
5 mile	222,998	93,648	\$108,635



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