



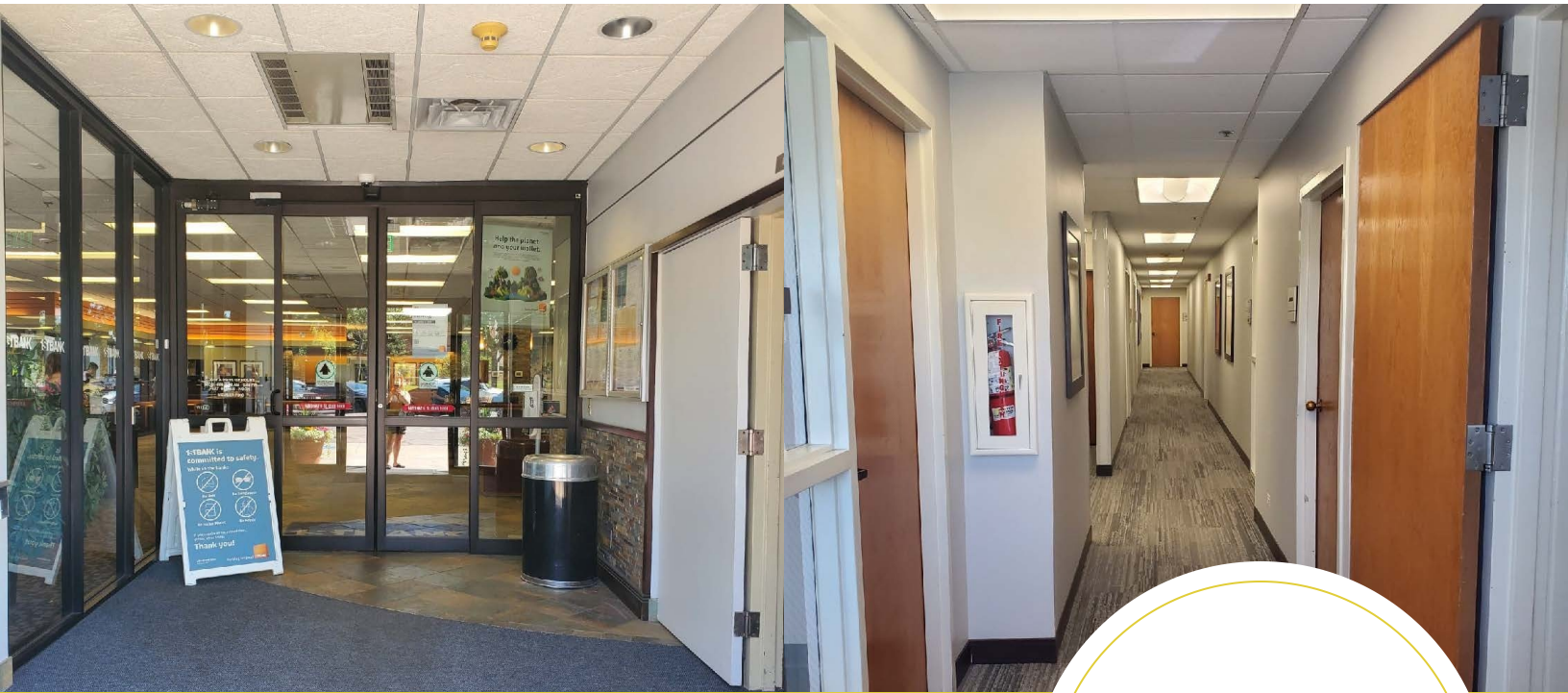
FOR LEASE

6355 Ward Rd | Arvada, CO 80004



WHEELHOUSE
COMMERCIAL
an INTELICA company

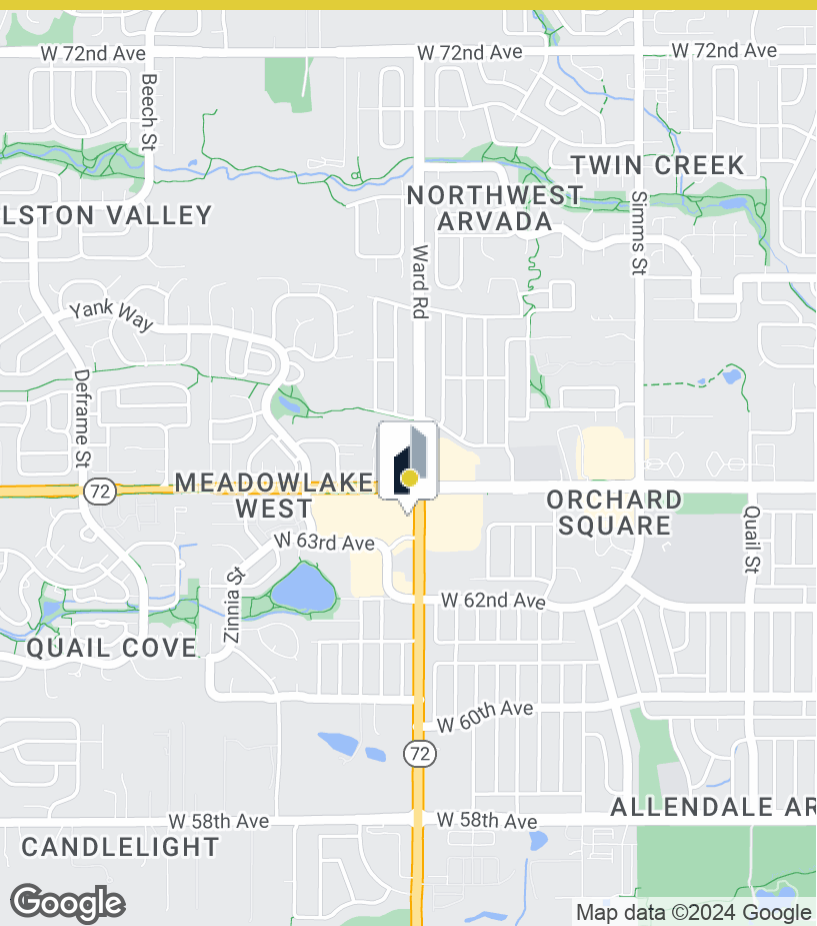
6355 Ward Rd



Property Features

628 - 696 SF Available

For Lease:
\$21.00 SF/yr
(Gross)



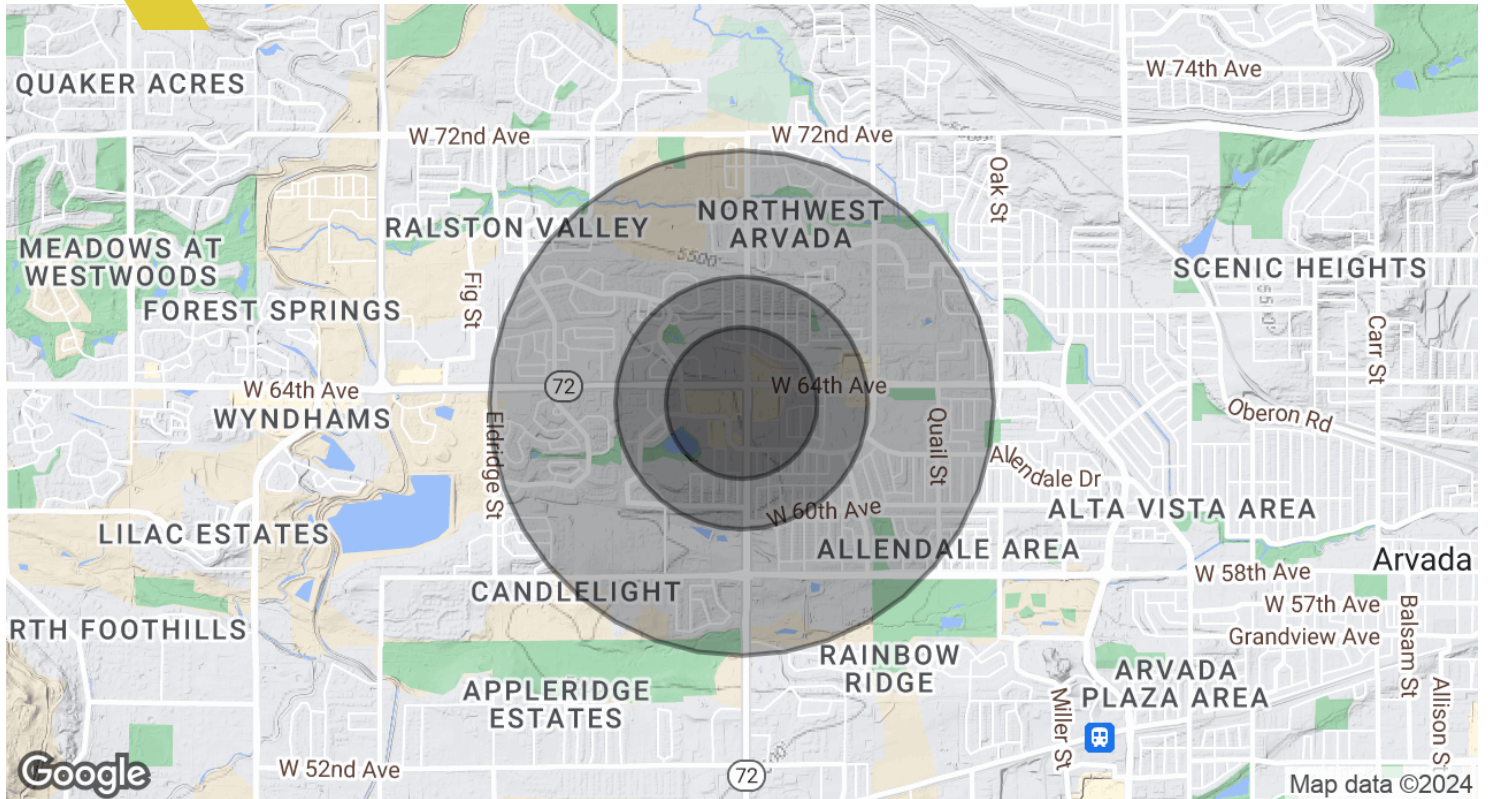
Property Highlights

- Versatile space for lease
- Ample parking available
- Excellent visibility for businesses
- Spacious interior with modern amenities
- Customizable floor plan options
- Well-maintained exterior
- Strategic and convenient location
- Ideal for office, or service providers
- Elevate your business operations
- 24/7 Security

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

Demographics Map & Report

6355 Ward Rd



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,461	3,873	14,289
Average Age	45	45	44
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	599	1,568	5,799
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$119,463	\$120,878	\$127,933
Average House Value	\$639,193	\$644,059	\$652,569

Demographics data derived from AlphaMap



Broker Contacts



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Broker

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