

FOR SALE

\$3,350,000 | 16,074 SF | OFFICE/FLEX

4885 WARD ROAD
WHEAT RIDGE, CO 80033



SELLER FINANCING AVAILABLE!

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PROPERTY INFORMATION



PROPERTY HIGHLIGHTS

- Zoning: **C-1** Wheat Ridge
- Income in place with potential owner-occupancy
- Seller Financing Available
- 1.4 miles from Intermountain Health Lutheran Hospital
- Immediate I-70 access

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PRICE	\$3,350,000
NOI	\$242,776
CAP RATE	7.25%
YEAR BUILT	2001
LOT SIZE	66,100 SF (1.512 AC)
BUILDING SIZE	16,074 SF
SUITES	3
TAXES	\$43,121.04
ZONING	C-1 (Wheat Ridge)
PARKING	3.6 1,000
COUNTY	Jefferson
OCCUPANCY	100%



PROPERTY NARRATIVE

4885 WARD ROAD
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4885 Ward Road is ideally positioned in the heart of Wheat Ridge, Colorado, offering easy access to both Downtown Denver and the Colorado Front Range. Located minutes from I-70, I-76, and Hwy-58, the property provides seamless connectivity throughout the Denver metropolitan area.

Surrounded by established retail, dining, and service amenities, the location supports convenience for employees and clients alike. The balance of central access and proximity to outdoor recreation makes Wheat Ridge a highly desirable submarket for businesses seeking long-term stability, talent attraction, and quality of life.

With its strategic positioning and amenity-rich surroundings, 4885 Ward Road presents an exceptional opportunity to operate and grow in one of Denver's most accessible and livable markets.

RENT ROLL

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UNIT	SF	TENANT	LEASE	LEASE	BASE LEASE	ESCALATION	RENEWAL
			COMMENCEMENT	TERMINATION			
100	4,368	RG and Associates, LLC	4/12/2013	9/30/2028	\$5,237.28	\$5,362.98	NO
300	4,532	Synetic Systems Inc.	8/22/2023	8/31/2029	\$4,532.00	\$4,735.94	TWO, ONE YEAR
500	7,174	Acuity Brands Lighting, Inc	2/7/2012	5/31/2026	\$10,462.08	N/A	YES. VACATING

WHEAT RIDGE OFFICE PARK
4885 Ward Rd, Wheat Ridge, CO

SUITE 100
4,368 RSF

Common
Entry

Common
restrooms

SUITE 300
4,532 RSF

SUITE 500
7,174 RSF

Drive In

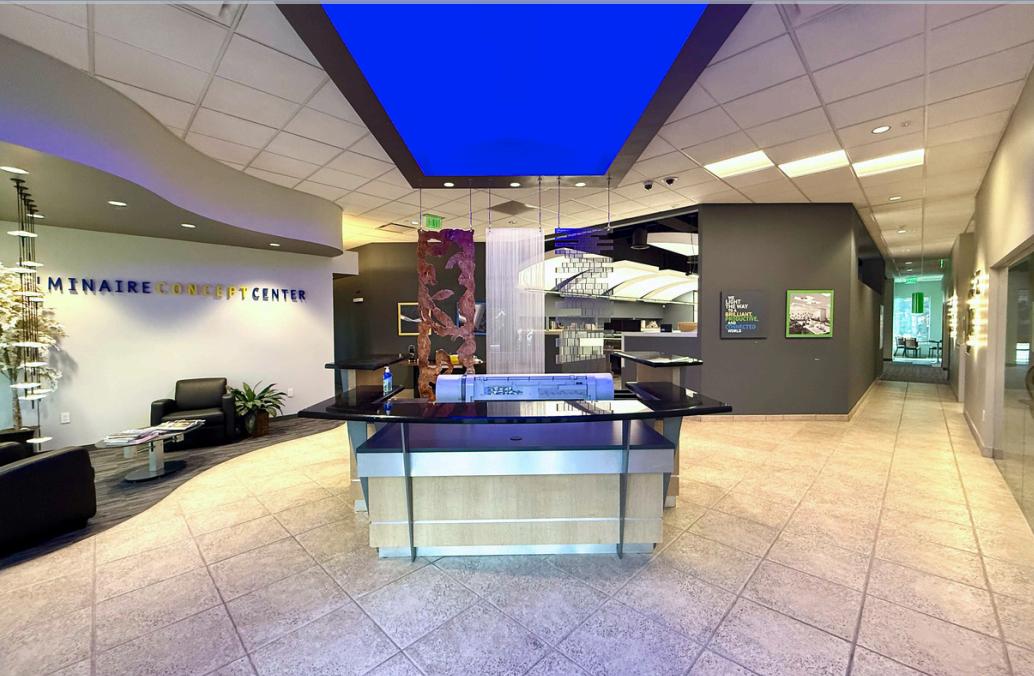
Warehouse

Drive In

Warehouse

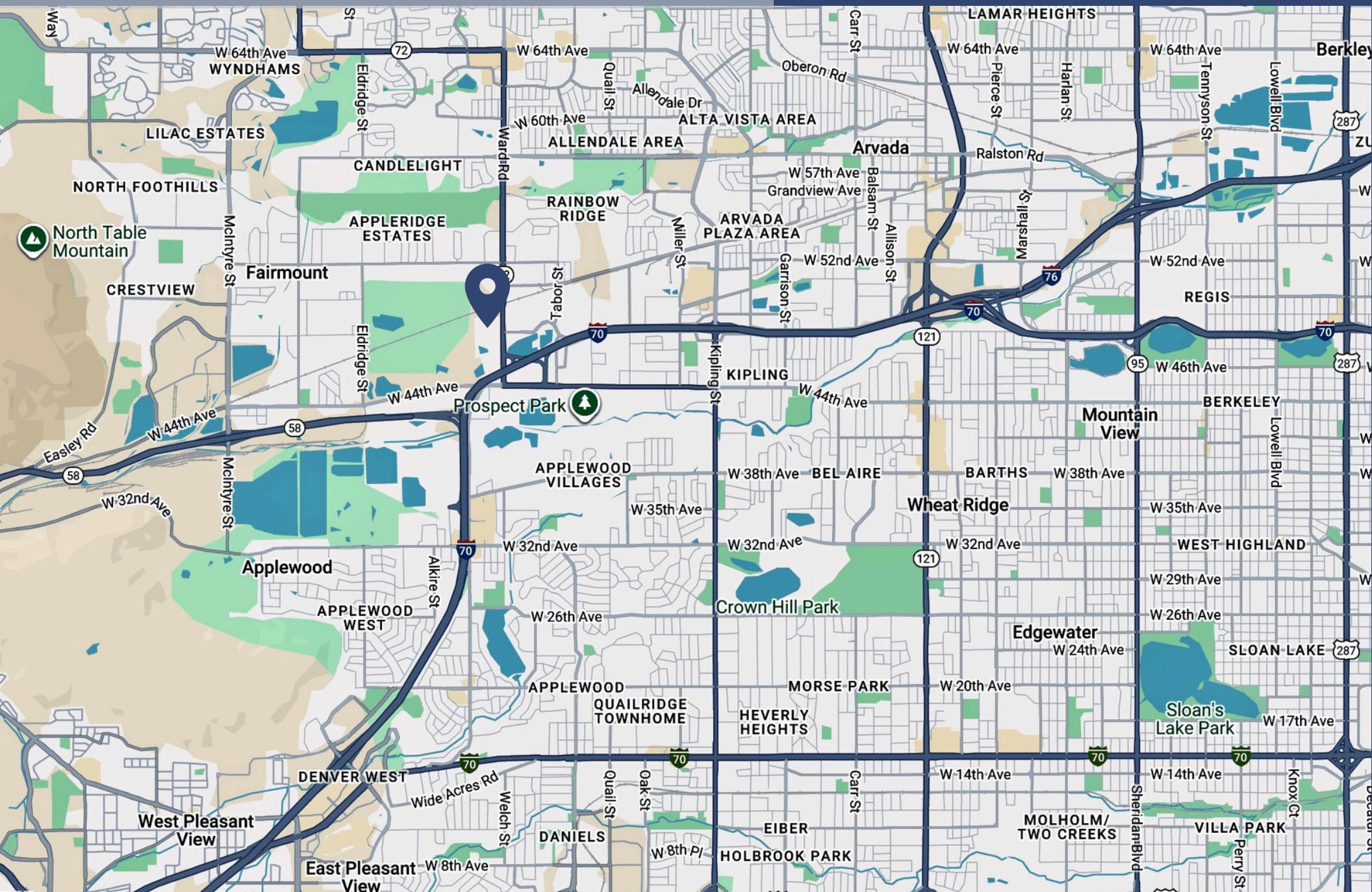
INTERIOR PHOTOS

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LOCATION MAP

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