



**OFFICE LEASE**

**WARD ROAD  
 HEALTH CARE CENTER**

**5730 Ward Road**

**Arvada, CO 80002**

**PROPERTY HIGHLIGHTS**

**SUITE 103: 2336SF** - Reception area, 4 offices/exam rooms, conference room, kitchen and private restroom.

Conveniently located just over 2 miles from the new Lutheran Hospital.

Perfect for office or medical use.

COMMONS AREAS RENOVATED IN 2020



**AVAILABLE  
 NOW**



**Pricing upon  
 request**



**2336 SF  
 AVAILABLE**



**B-2 ARVADA  
 ZONING**



**7:1,000  
 RATIO**



**BUILT IN  
 1985**

**PROPERTY DESCRIPTION**

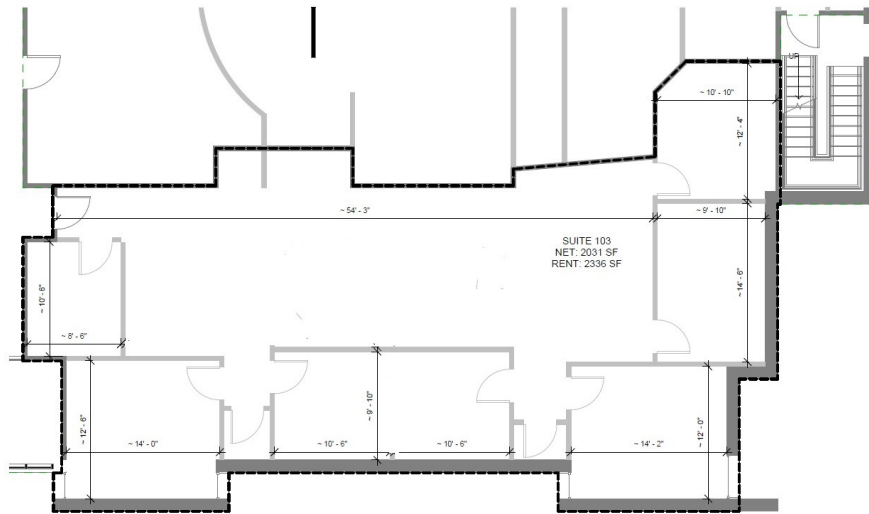
Locally Owned and Managed. Newly renovated common areas in 2020 with additional improvements in the works. Medical and General office space available in a beautifully landscaped and maintained 20,320 SF building. Ample parking, dual access levels, elevator service, exterior and interior common area security cameras, 24 hour keyless access and street monument signage with high traffic volume.

Multi-tenant medical building includes Rocky Mountain Primary Care, and many more to enhance your referral network! With an adjacent large residential neighborhood recently developed, a potential new client base is just around the corner!





## FLOOR PLAN



**Suite 103**  
**NET: 2031 SF**  
**RENT: 2336 SF**

Ward Road Health Care Center  
5730 Ward Rd  
Appleton, WI 54911

① SUITE 103  
3/16" = 1'-0"

02/04/2014  
AS BUILTS

