

4860

WARD ROAD

WHEAT RIDGE, CO 80033

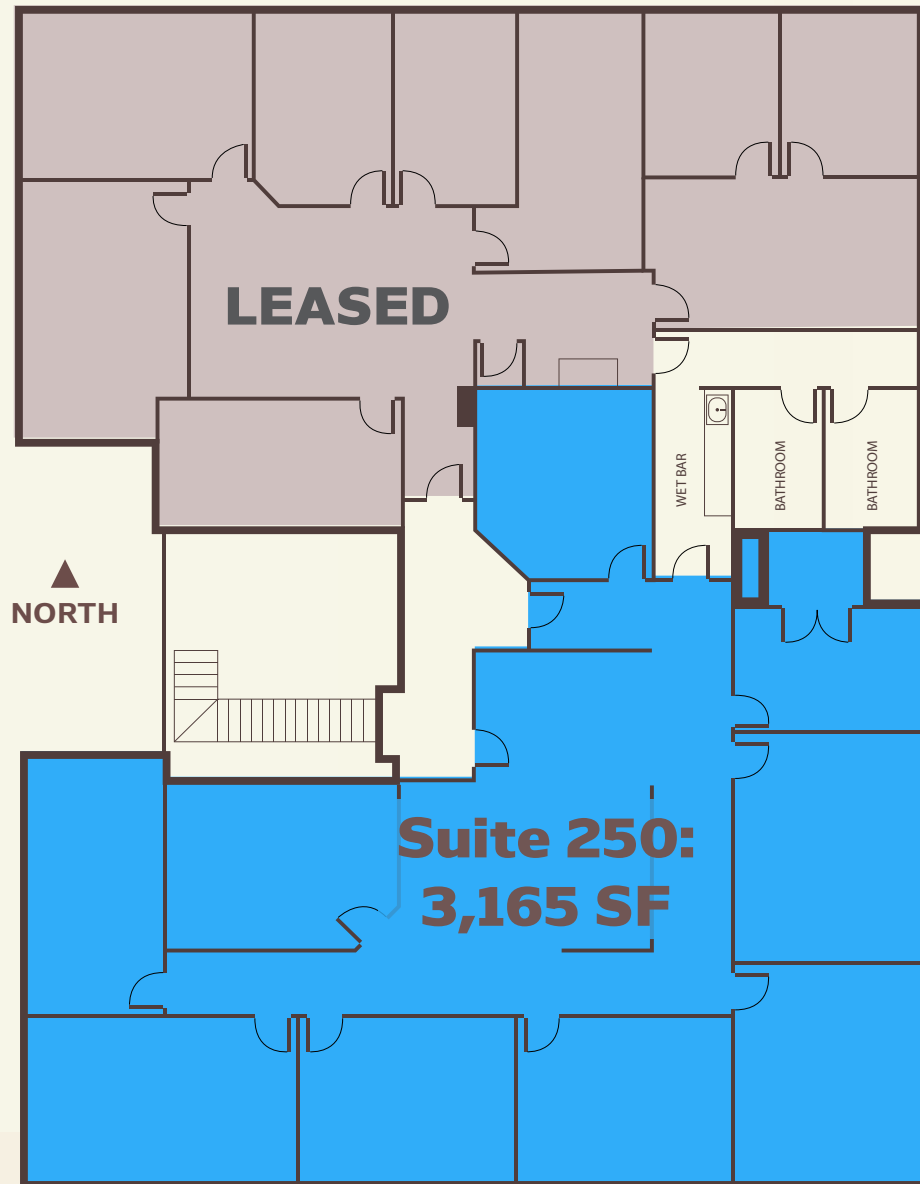
PLUG-N-PLAY FURNISHED SUITE AVAILABLE



FOR LEASE

Suite 250: 3,165 SF  
Move in Ready

Colliers



**ONE SUITE REMAINING:**

**Suite 250: 3,165 SF**

**Former spec suite with access to shared kitchen**

**Rate: \$17.50/SF - \$18.50/SF Modified Gross**



## EFFICIENT OFFICE INTENSIVE SPACE

**Move-in ready**

**Office intensive space**

**Large window offices**

**Three sides of glass**

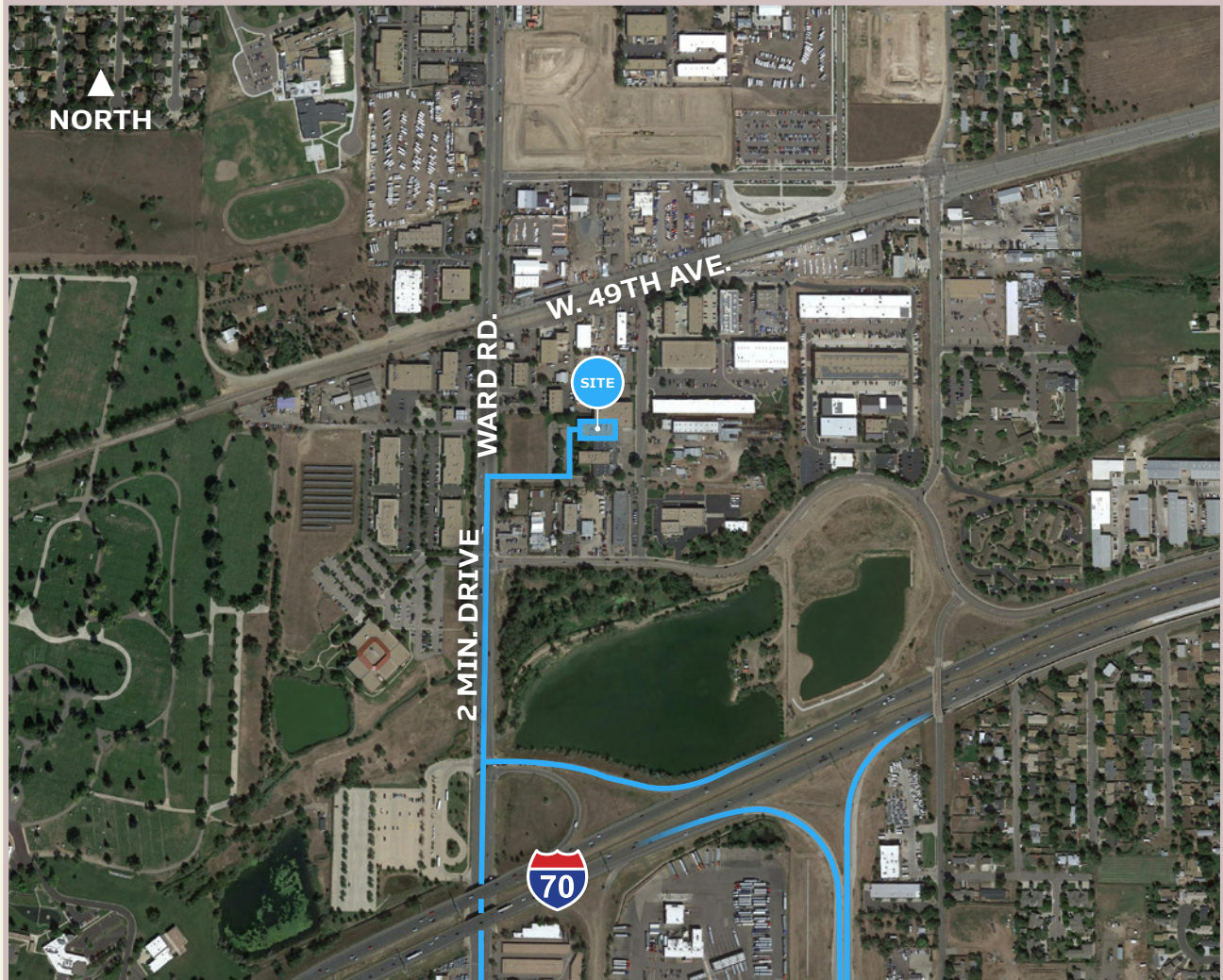
**1/2 Mile from I-70**

**Common area remodel**

**Ownership onsite**

**Walking distance to Wheat Ridge Ward Light Rail Station**





# 4860

## WARD ROAD

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