

10,000 TO 15,000 RSF

BARTELL & CO

REAL ESTATE WEALTH MANAGEMENT



DRAMATIC

BUILD-TO-SUIT OPPORTUNITY

55TH & WARD ROAD
ARVADA, COLORADO

Office
Office Flex
Lab - Medical
Warehouse
Build to Suit

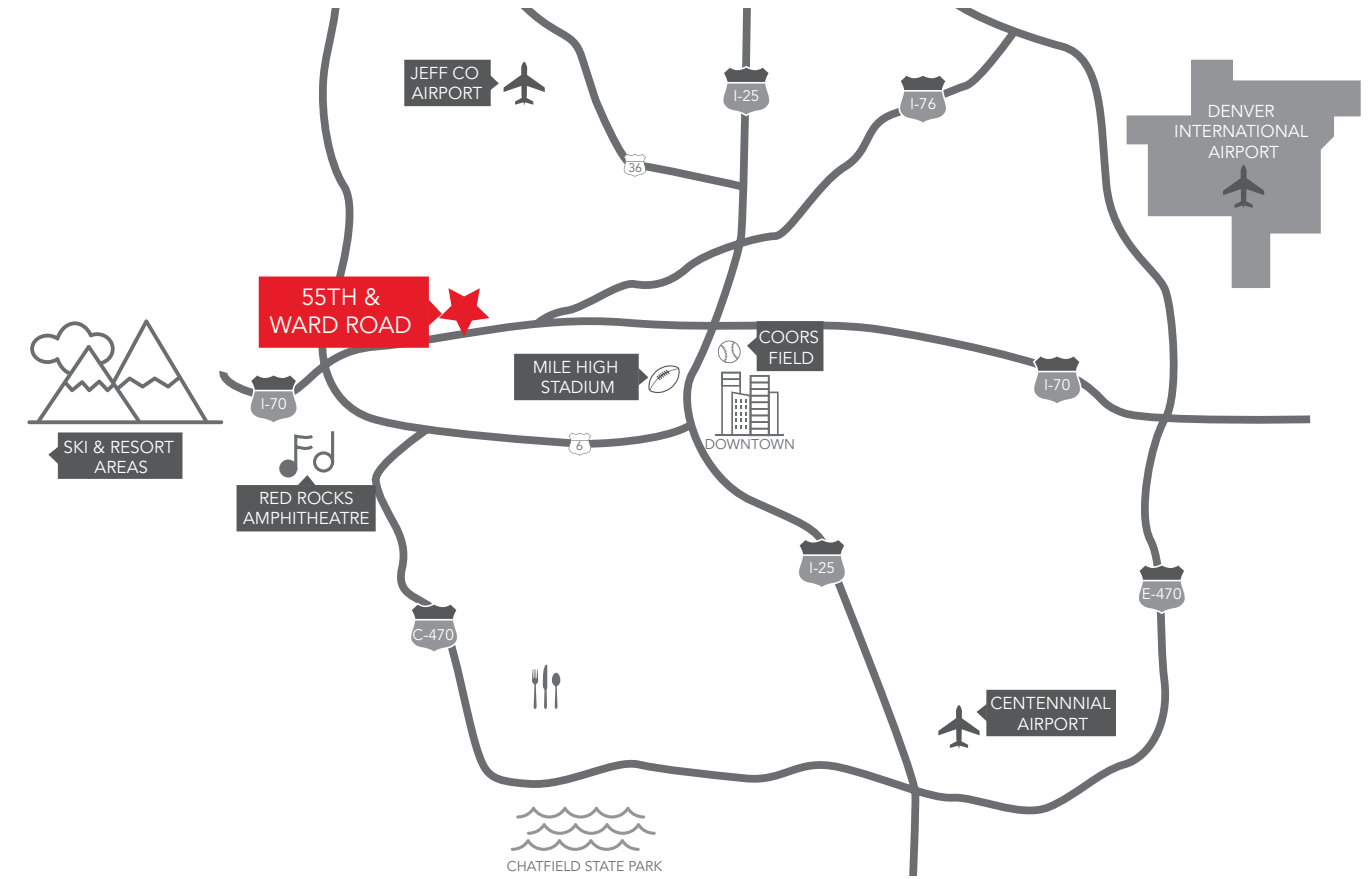
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PROPERTY HIGHLIGHTS

- 1 Mile North of I-70
- RTD Lite Rail station nearby
- Bus Stop Across The Street
- Underpass to Van Bibber Park

RENTABLE SQUARE FEET
10,000 to 15,000

TRAFFIC COUNT WARD ROAD
37,000 VPD PER CDOT



+10 MIN	RESTAURANTS & RETAIL
+13 MIN	RED ROCKS CONCERT AMPHITHEATER
+18 MIN	DOWNTOWN DENVER
+35 MIN	DENVER INTERNATIONAL AIRPORT



SITE PLAN & DETAILS

BLDG GROSS FOOTPRINT
15,396 SF

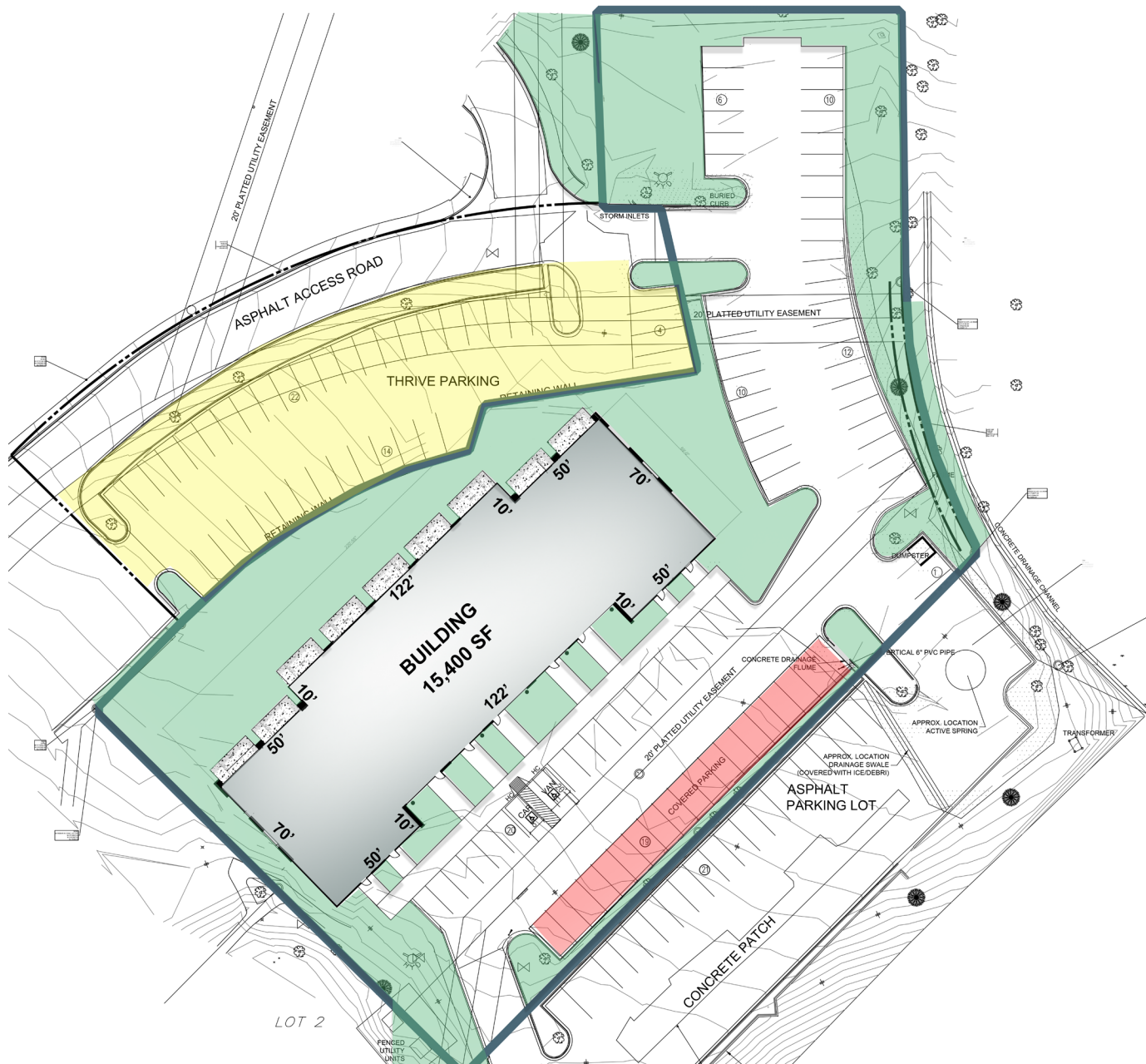
POSSIBLE MEZZANINE
10,000 to 15,000

BLDG GROSS SIZE
22,680 SF

NEW PARKING
78 Spaces (3.47/1000)

SOLAR COVERED PARKING
19 Spaces (1 EV Station)

THRIVE PARKING
40



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BUILD-TO-SUIT 55TH & WARD ARVADA, COLORADO

INVESTMENT SALES ADVISORS
& COMMERCIAL LEASING

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