



5945 Ward Rd

5945 Ward Rd, Arvada, CO 80004



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5945 Ward Rd

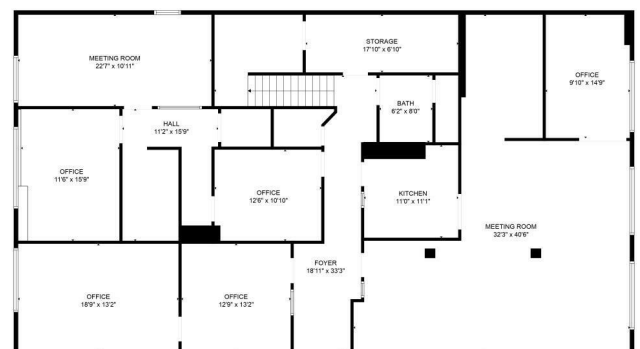
\$1,595,000

Class A office building strategically located in the western corridor of Arvada. .86 acre lot that will allow for an additional freestanding building to be built on the North section of property. Great location just off of 60th and Ward Road allowing for great public access and signage. Two Stories with two main entrances (1 on each level). The space can be easily converted to accommodate a number of businesses including, but not limited to: multi-tenant, office, dental, medical, accounting, law, shared, etc. The lower level is above grade allowing for full sized windows throughout. Top of the line tenant finishes throughout including interior paint, high grade carpet and LVP flooring in all offices and conference rooms, designer tiled floors in all main hallways, stairs cases, kitchens and bathrooms (bathrooms have tiled wainscoted walls), superior office lighting, custom wood baseboards, door jams, window...

- Great location for signage and public access
- large offices can be easily converted to accommodate multiple users
- zoned and planned for an additional free standing building

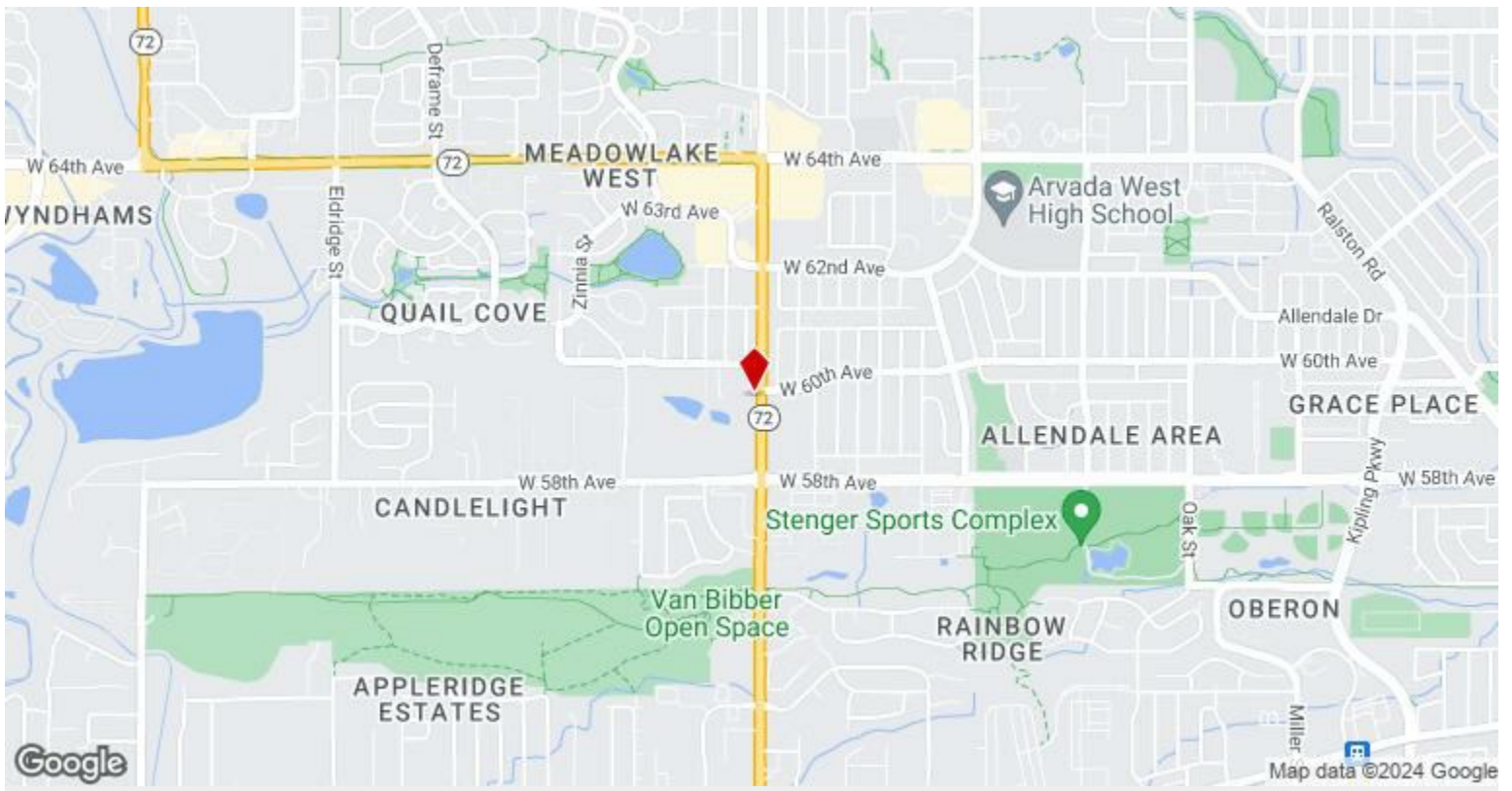


Total scanned area: 6013 sq. ft
SCALE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



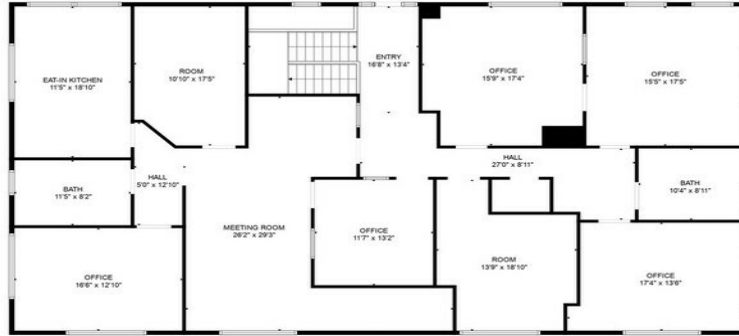
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SCALE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Price:	\$1,595,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.86 AC
Rentable Building Area:	6,354 SF
Rentable Building Area:	6,354 SF
No. Stories:	2
Year Built:	2009
Tenancy:	Multiple
Parking Ratio:	6.14/1,000 SF
Zoning Description:	PUD-Professional Office
APN / Parcel ID:	39-083-01-008
Walk Score ®:	72 (Very Walkable)

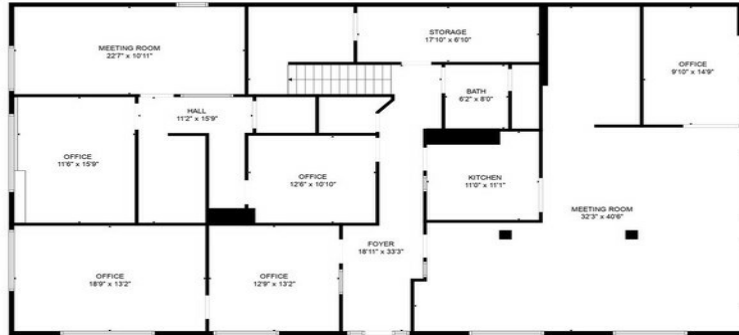


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Property Photos



FLOOR 2

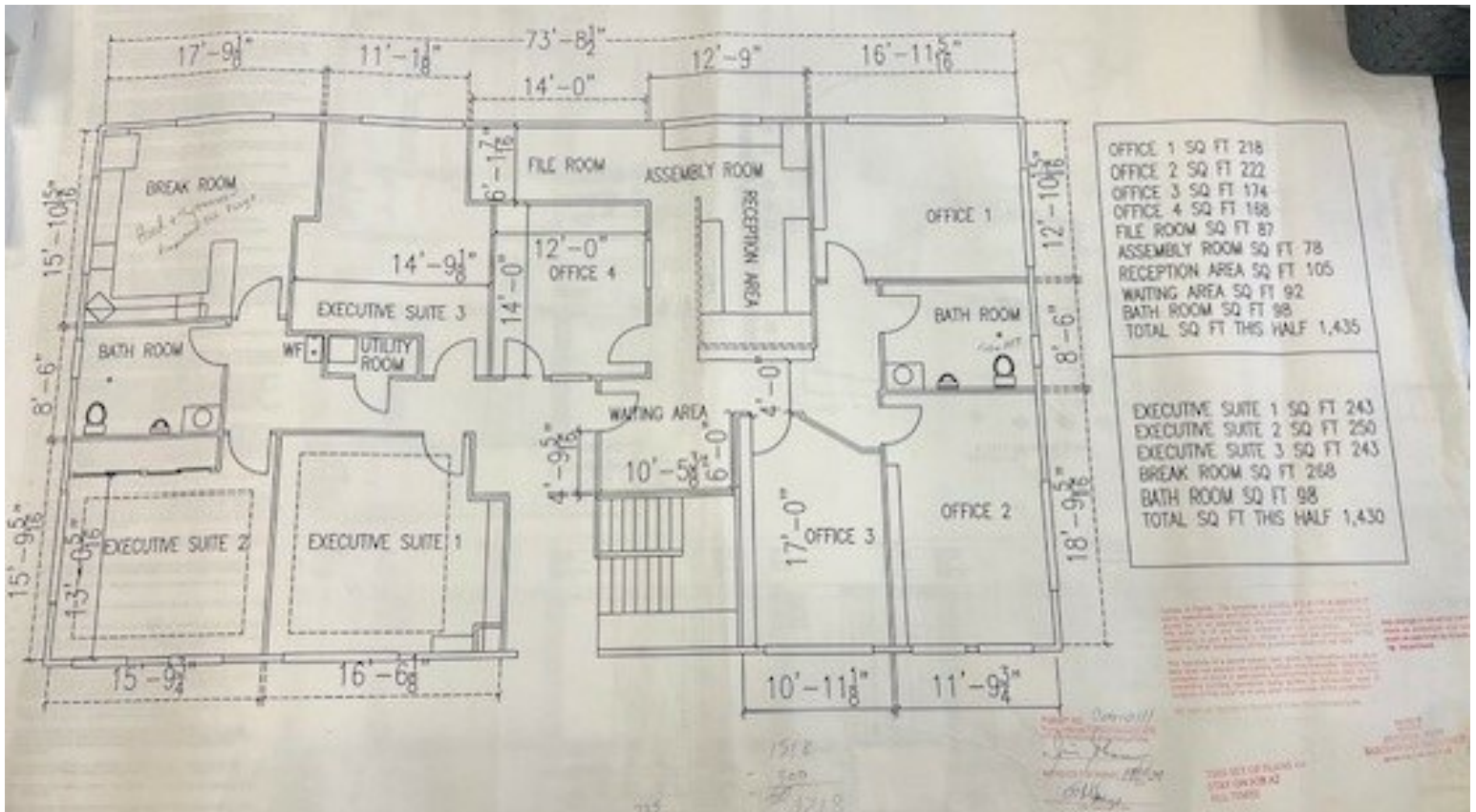


FLOOR 1

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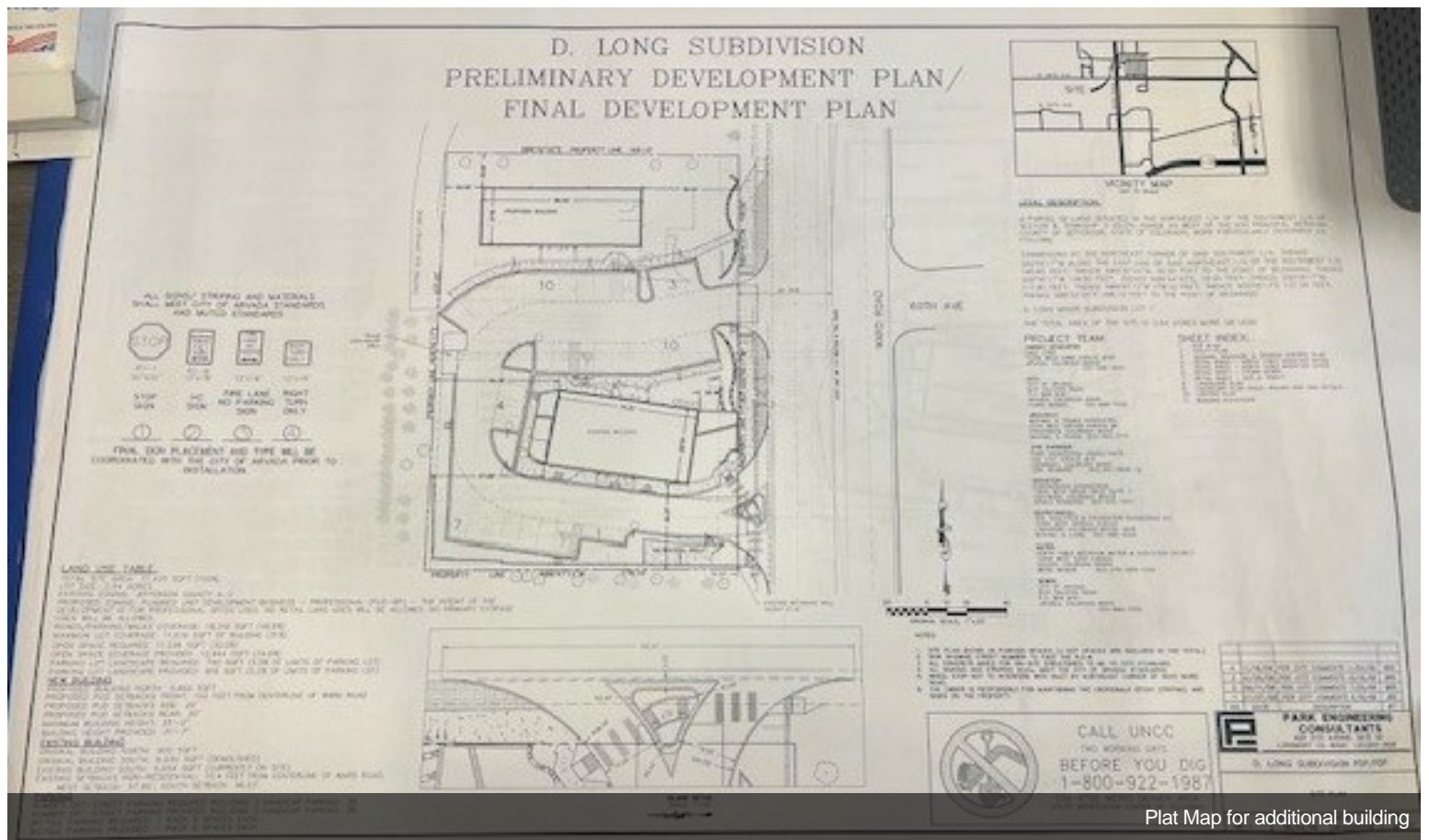
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Combined Floor Plans

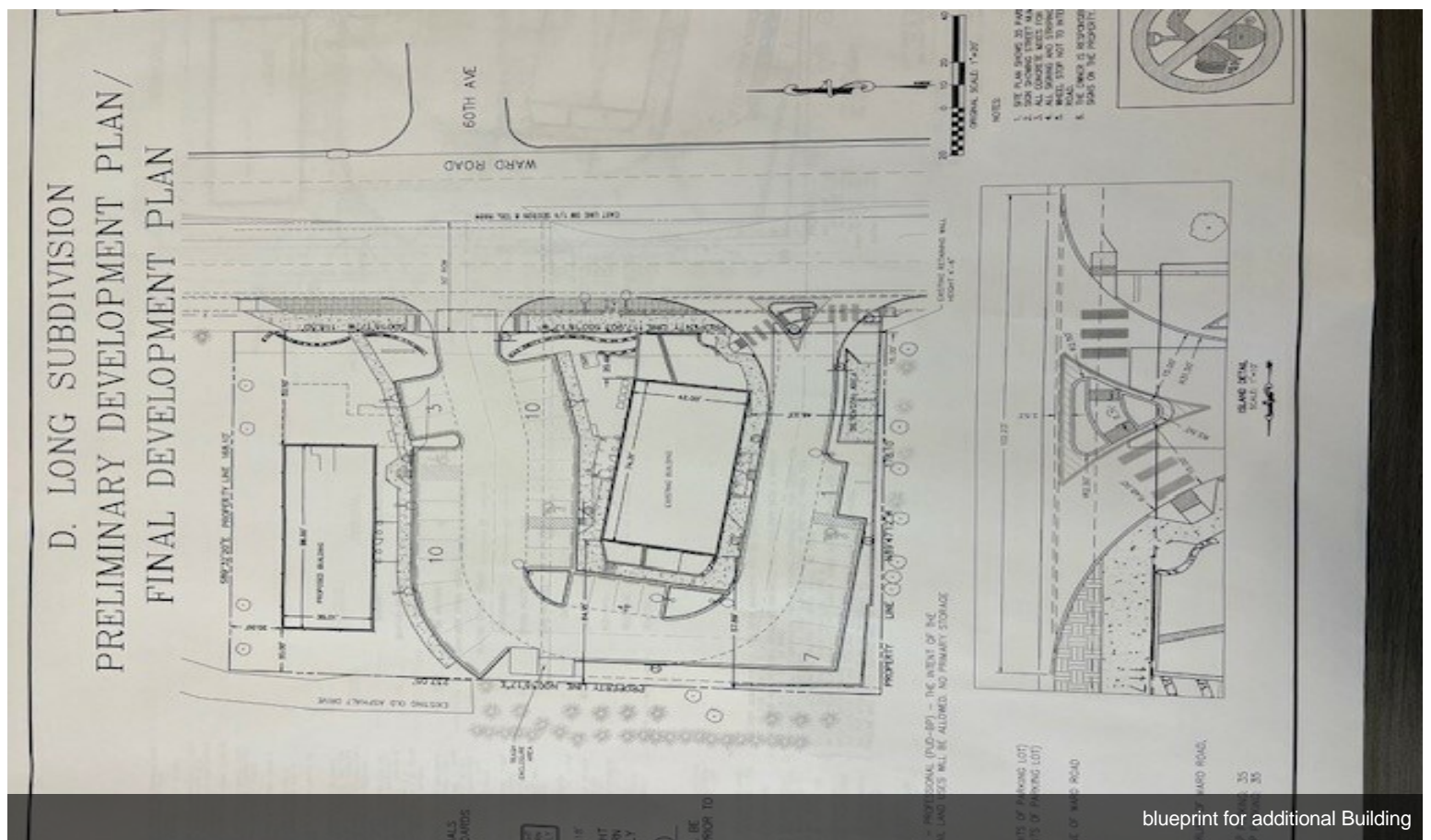


Main floor blueprint

Property Photos



Plat Map for additional building



blueprint for additional Building

Property Photos



Lower Level Elevation



Lower Level Elevation

Property Photos



Lower Level Elevation



Large Lot with approved 2nd building plans

Property Photos

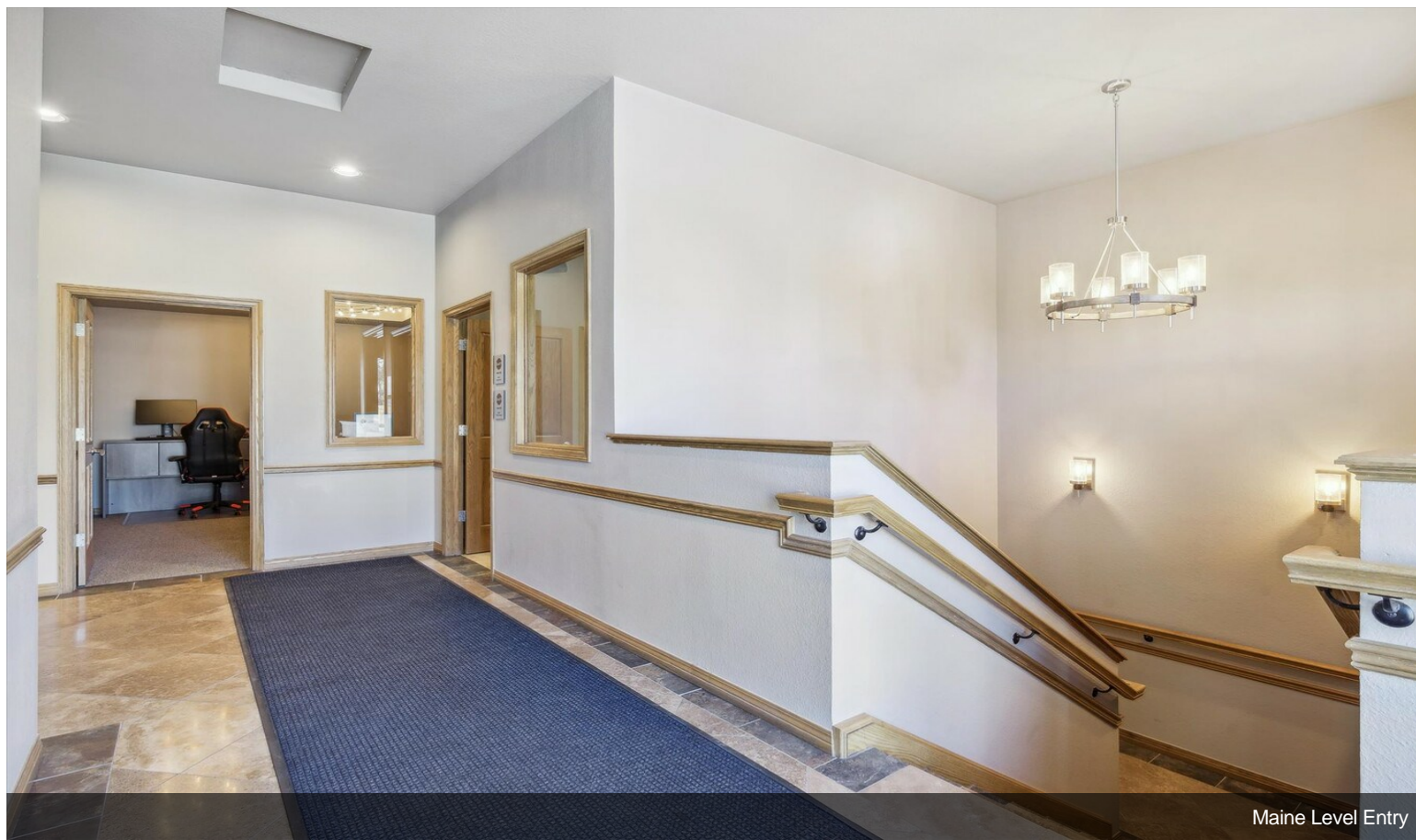


Front Elevation

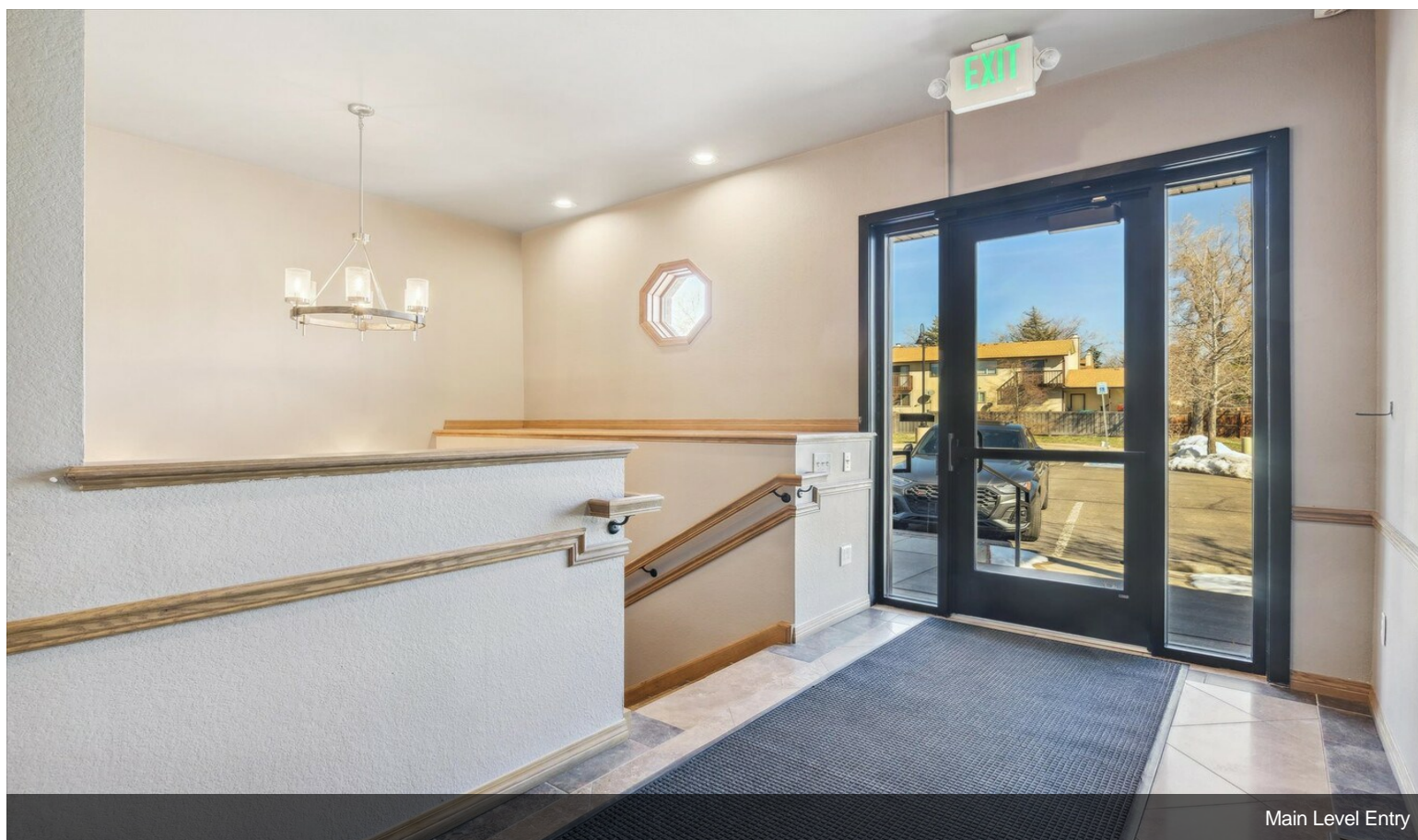


Signage

Property Photos

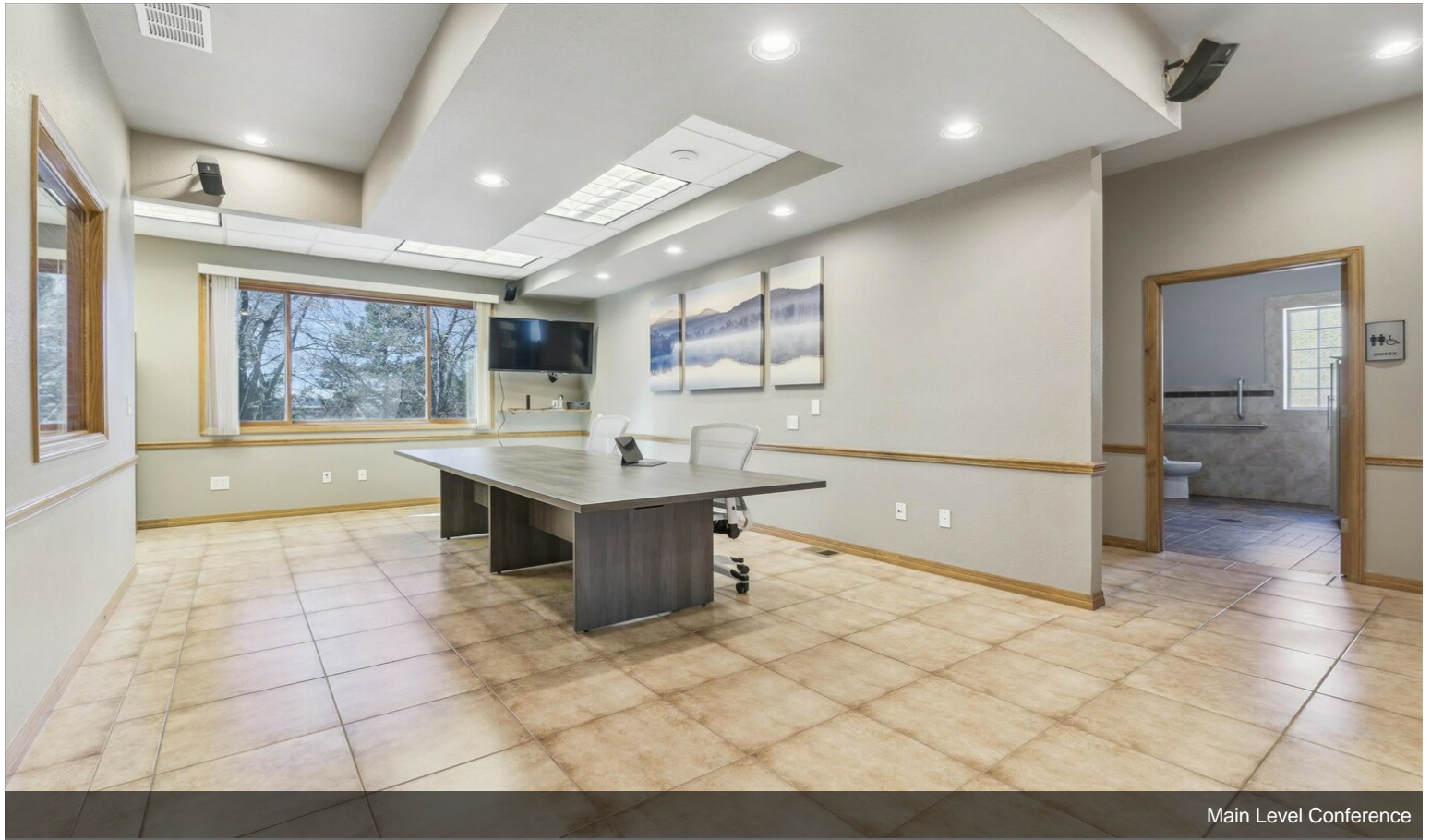


Main Level Entry

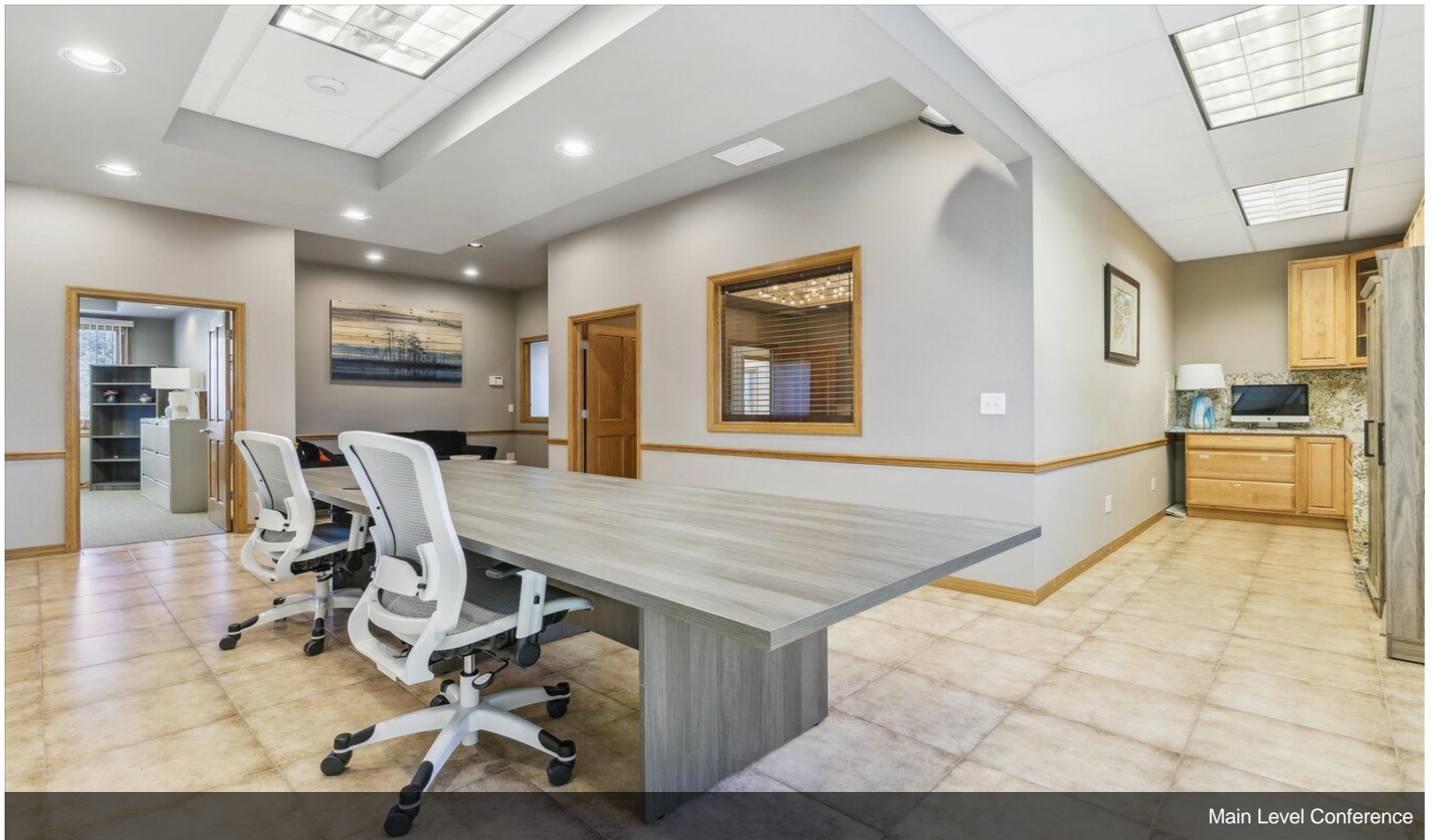


Main Level Entry

Property Photos



Main Level Conference

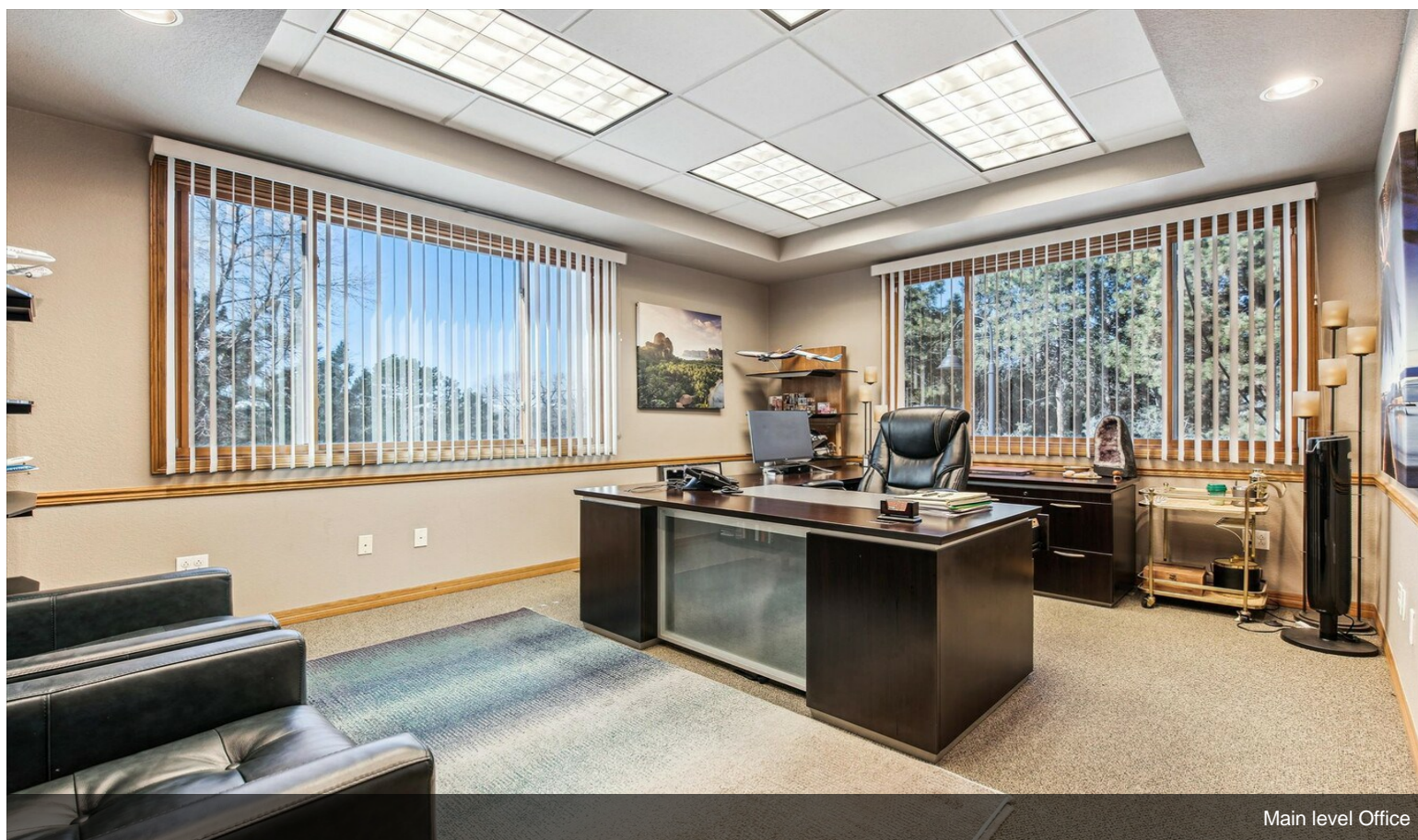


Main Level Conference

Property Photos

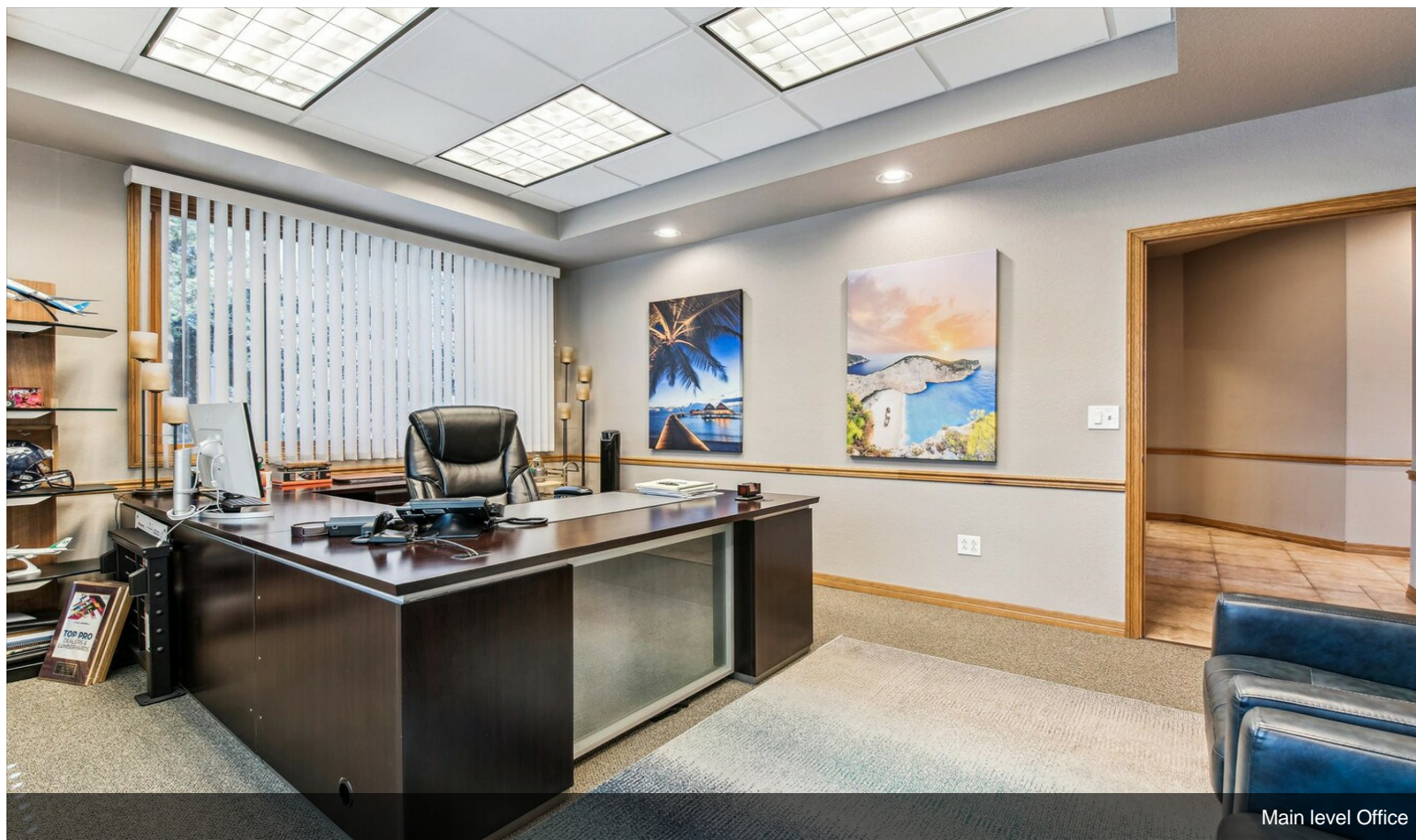


Main Level Conference

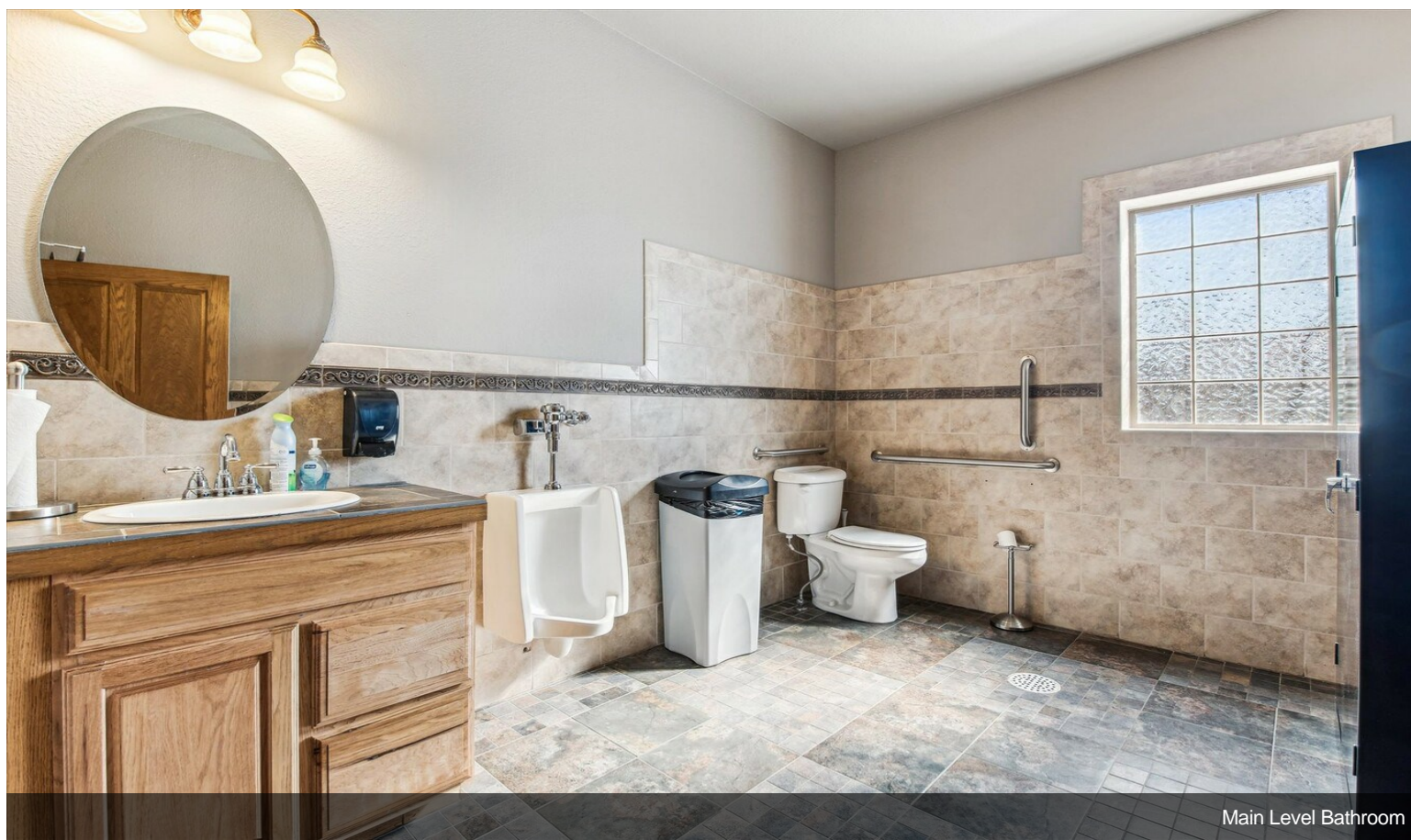


Main Level Office

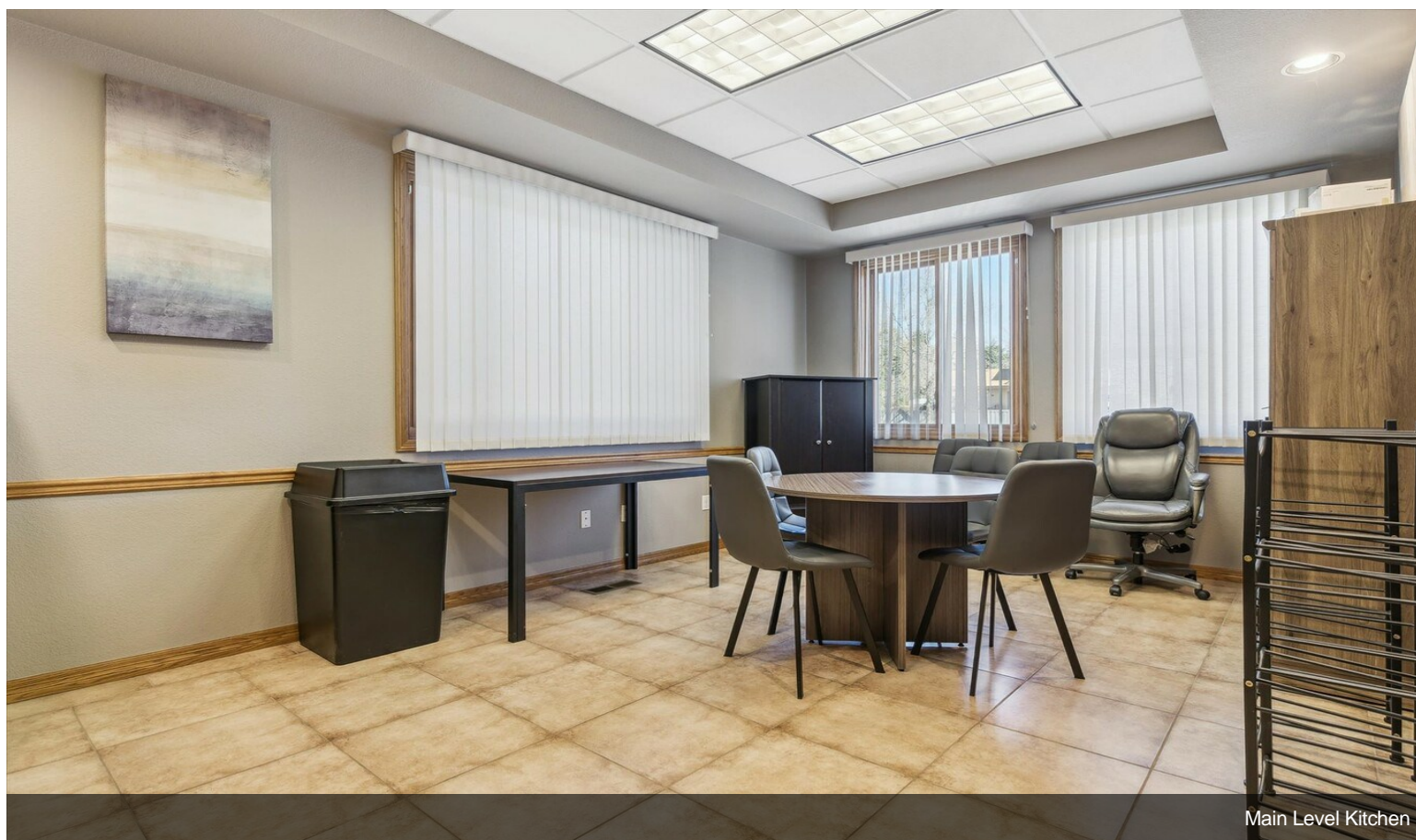
Property Photos



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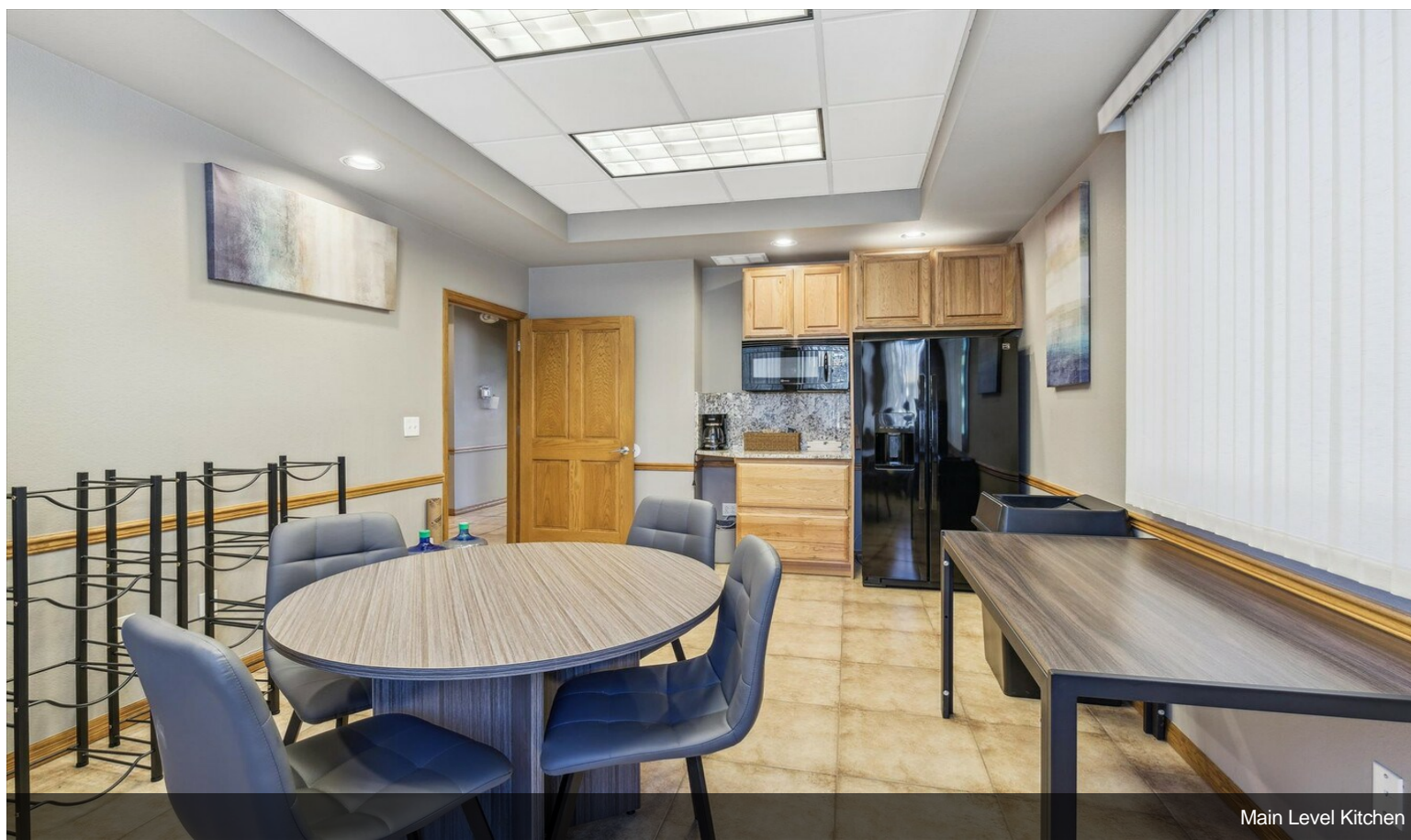


Main Level Bathroom

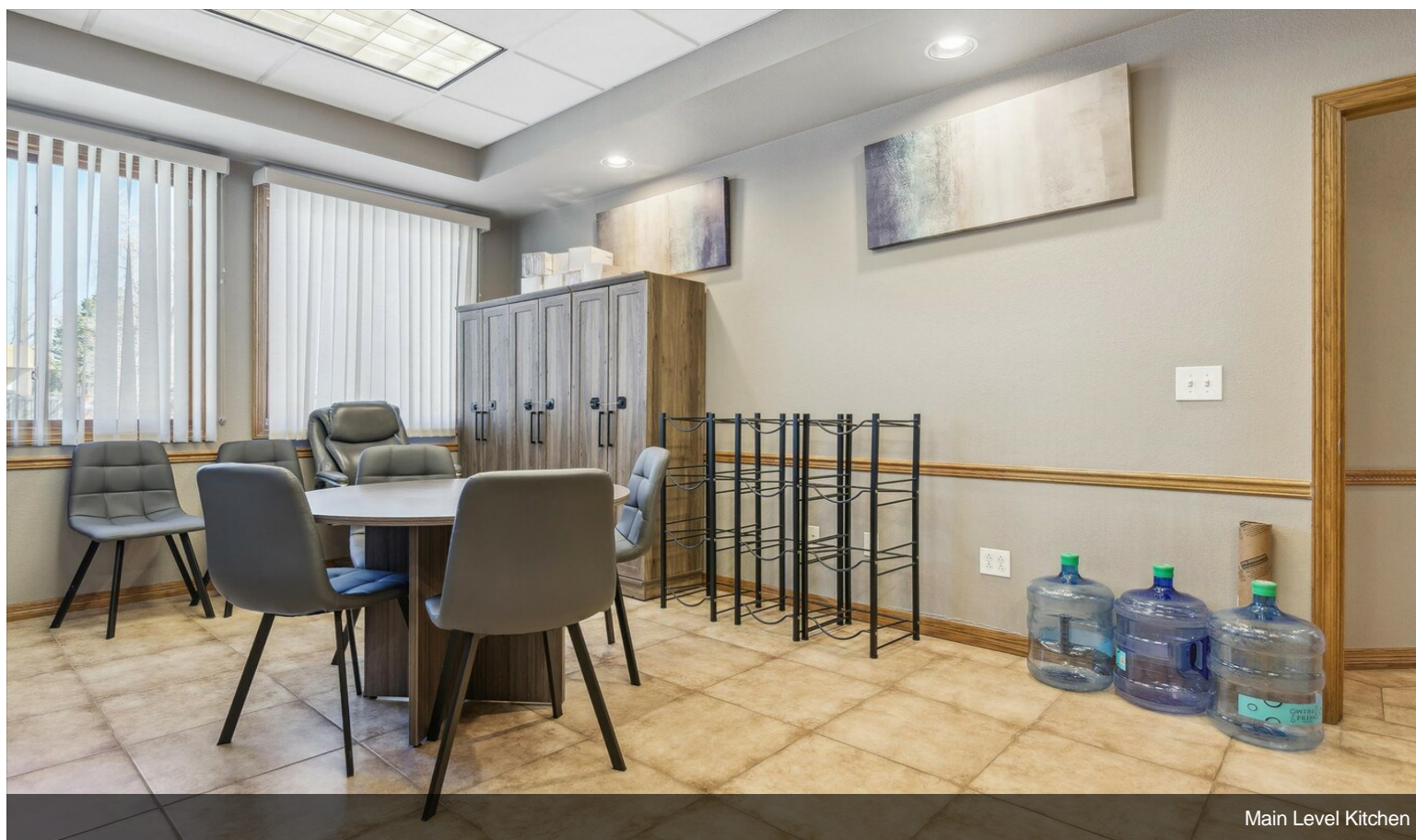


Main Level Kitchen

Property Photos

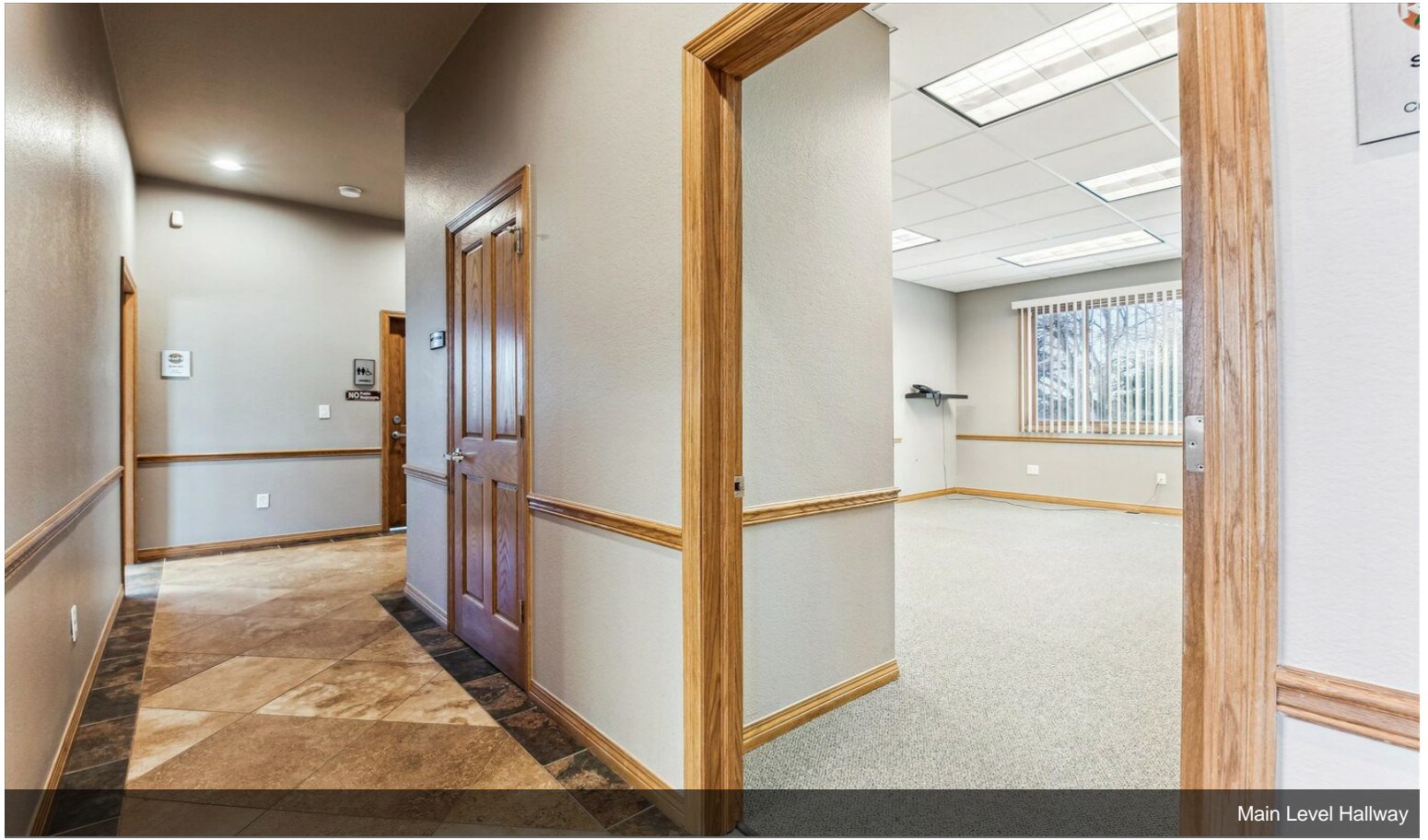


Main Level Kitchen



Main Level Kitchen

Property Photos



Main Level Hallway



Main Level Office

Property Photos

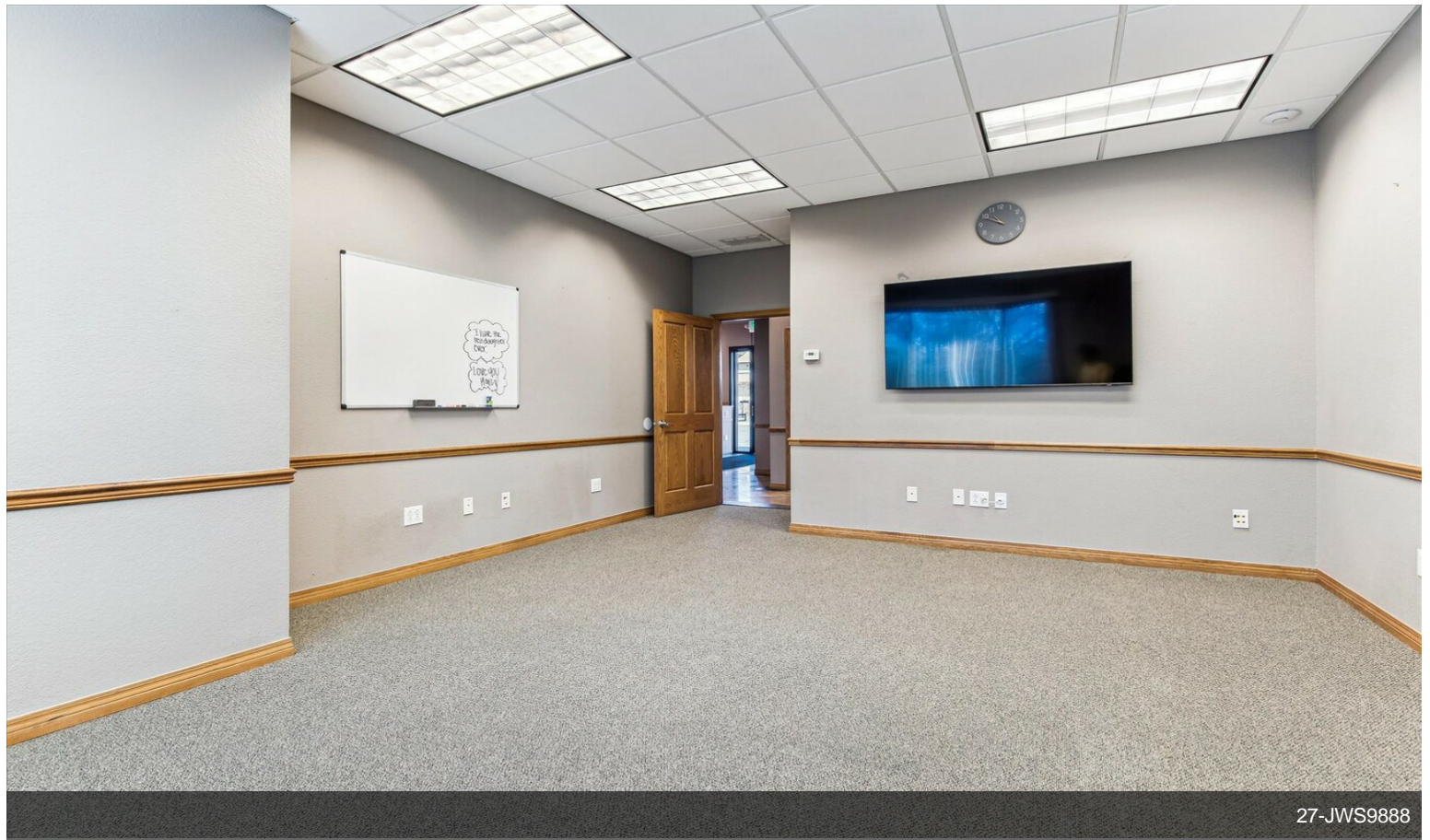


Main level Office



Main level Office

Property Photos

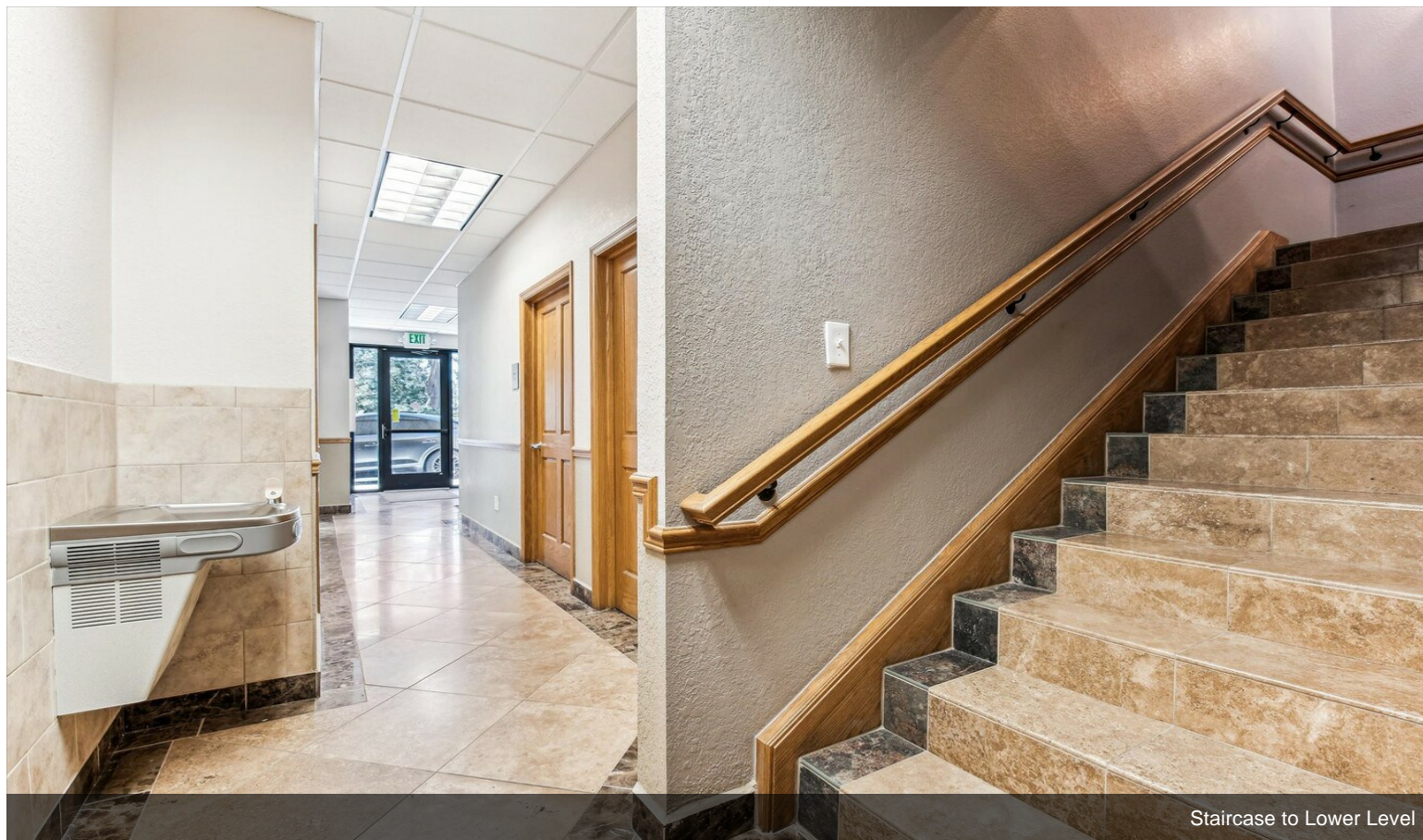
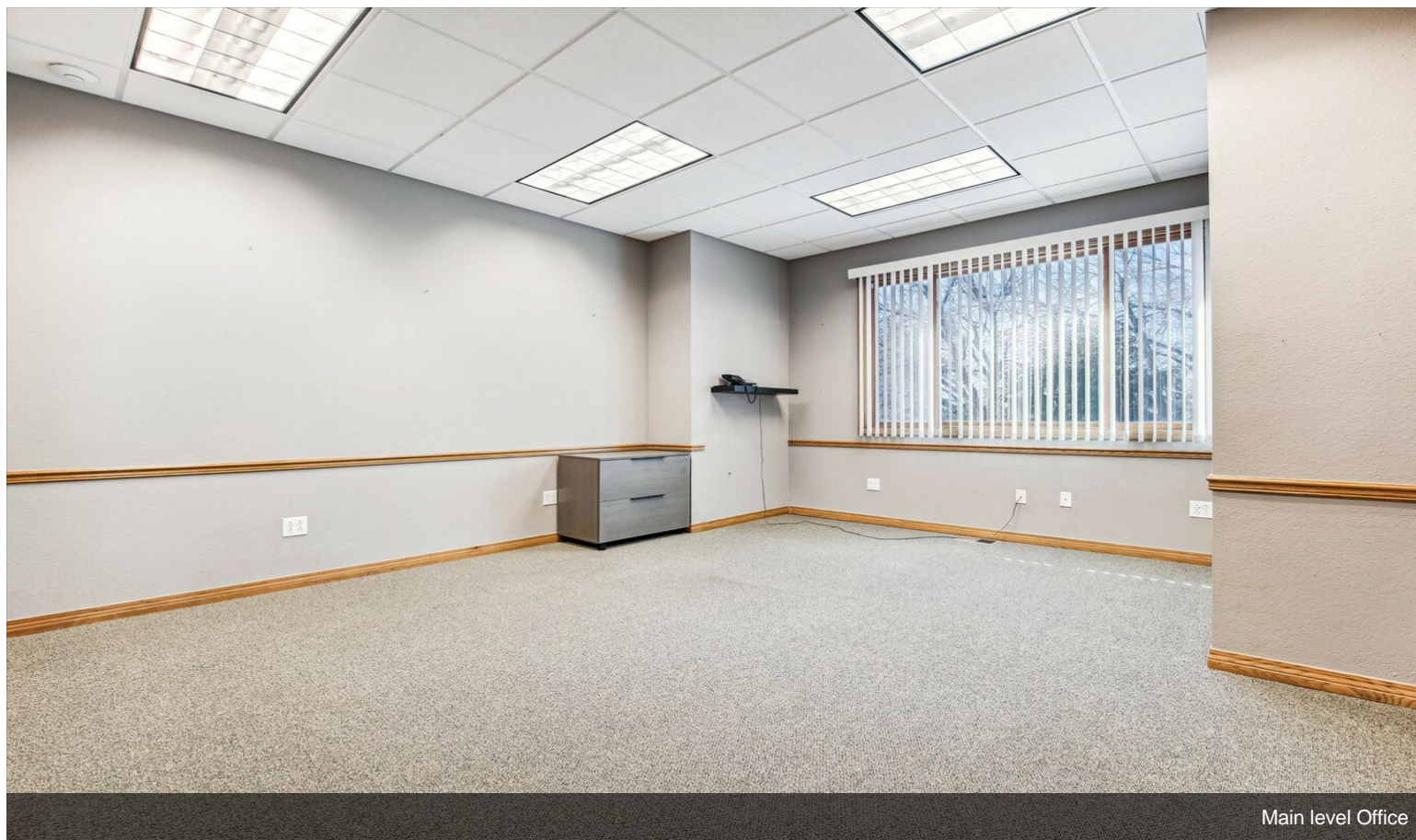


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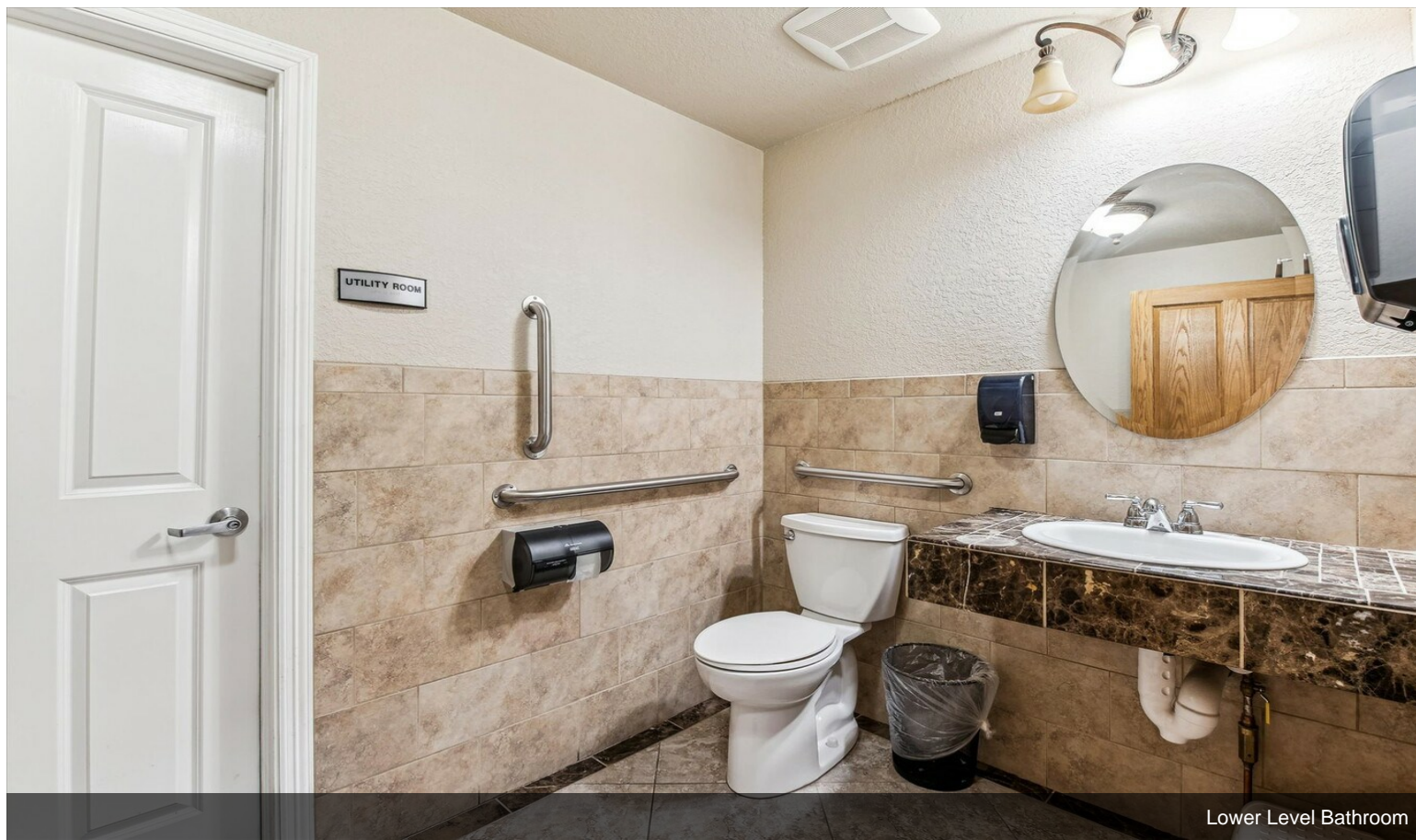


Main Level Bathroom

Property Photos



Property Photos



Lower Level Bathroom

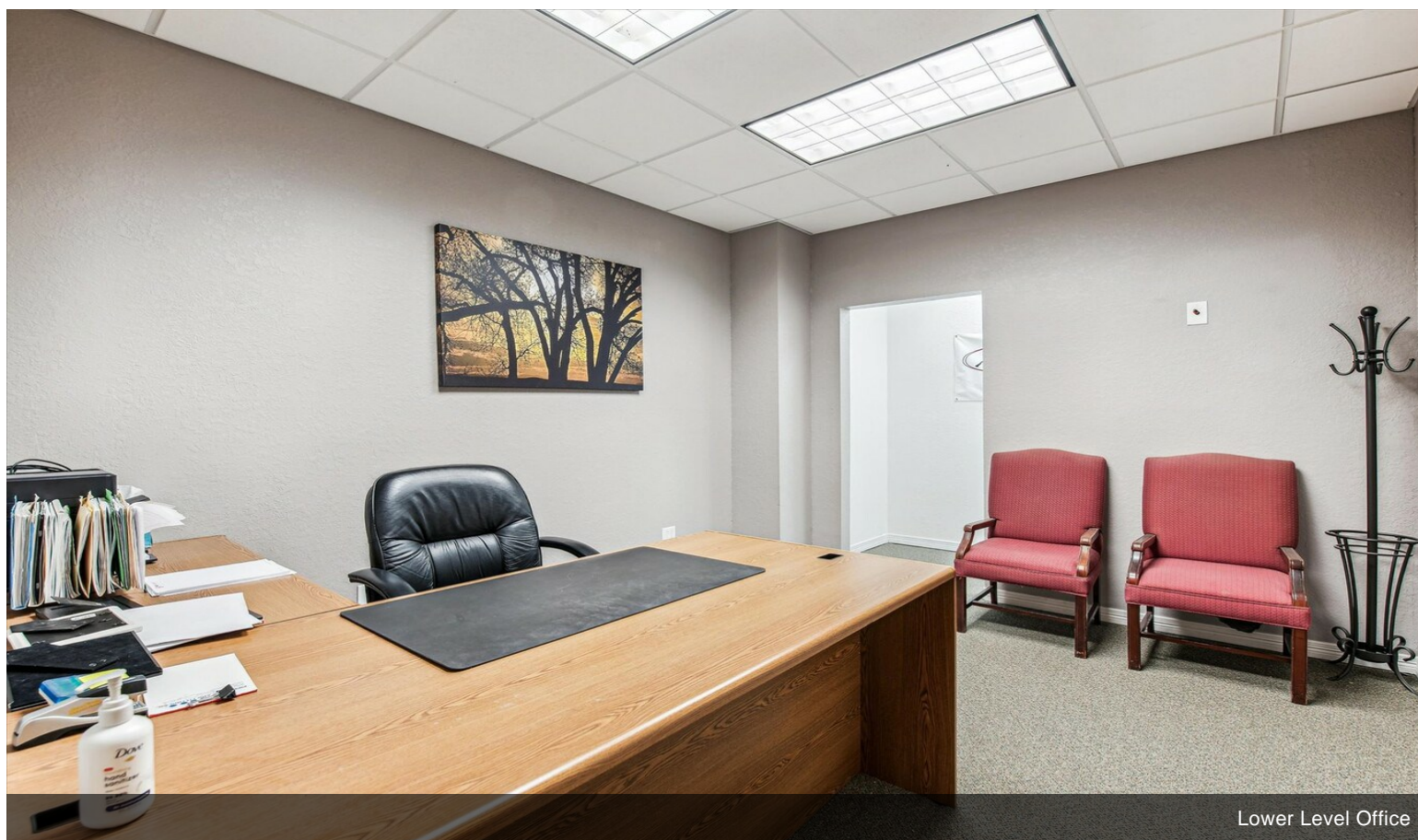


Lower Level Kitchen

Property Photos

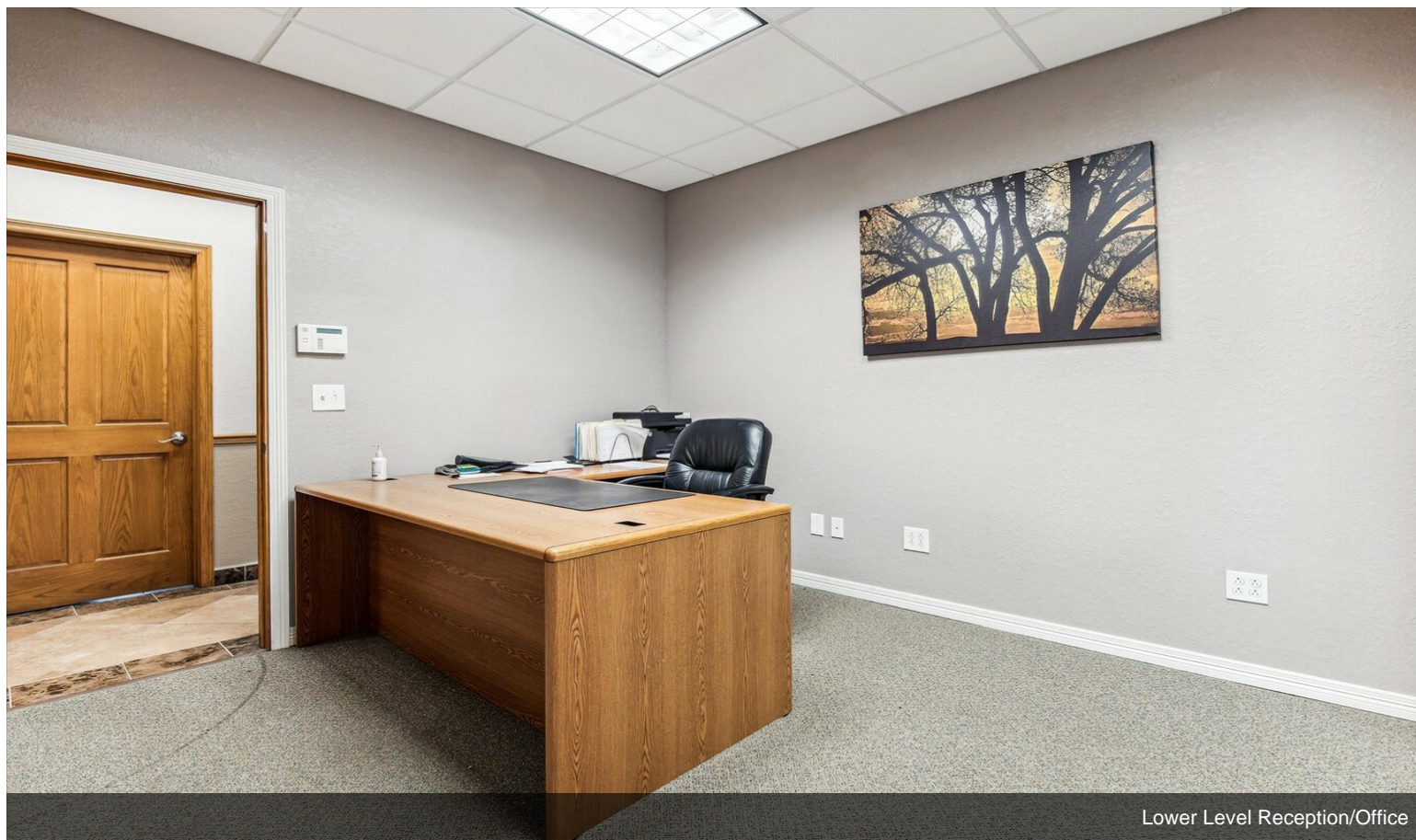


Lower Level Office



Lower Level Office

Property Photos

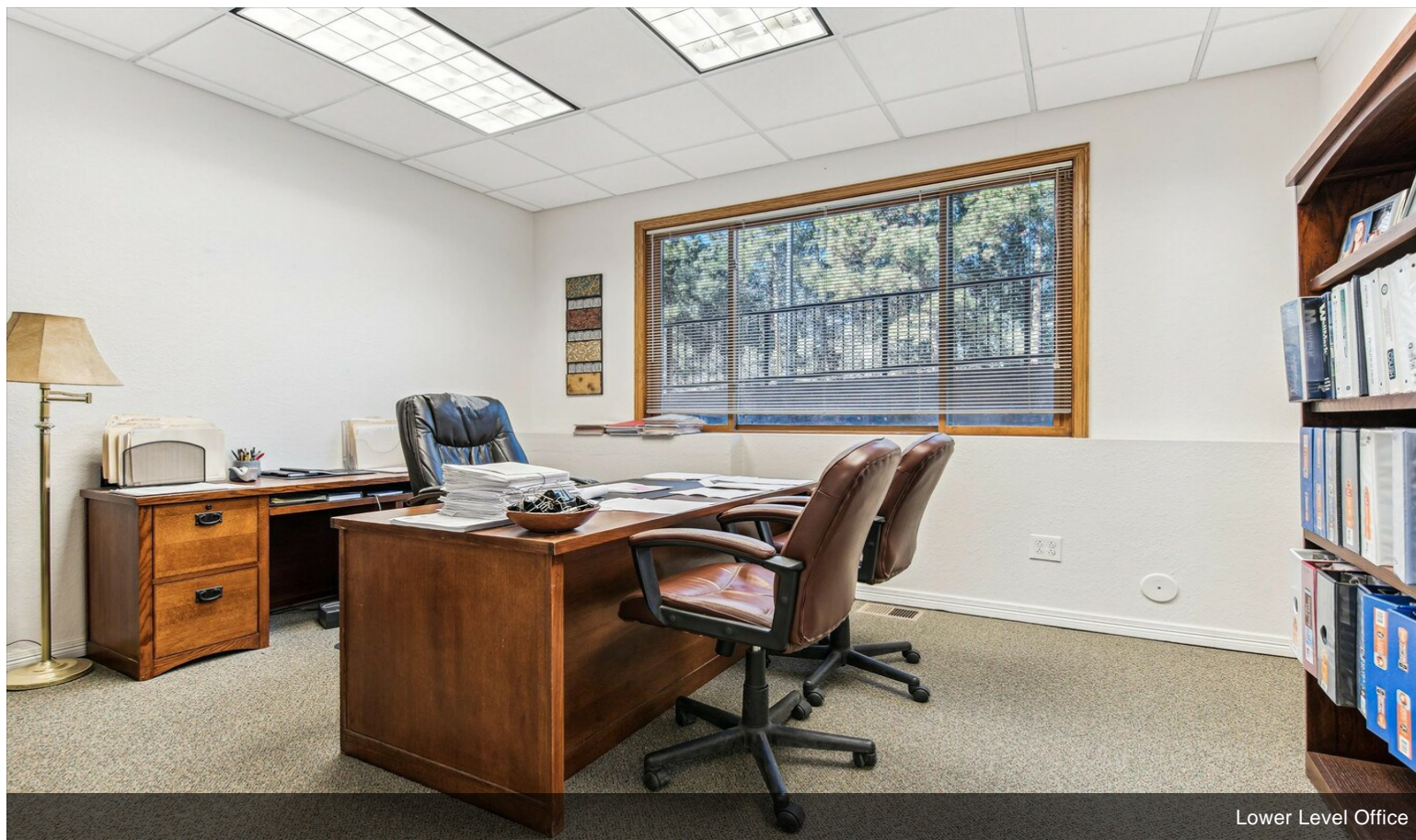


Lower Level Reception/Office

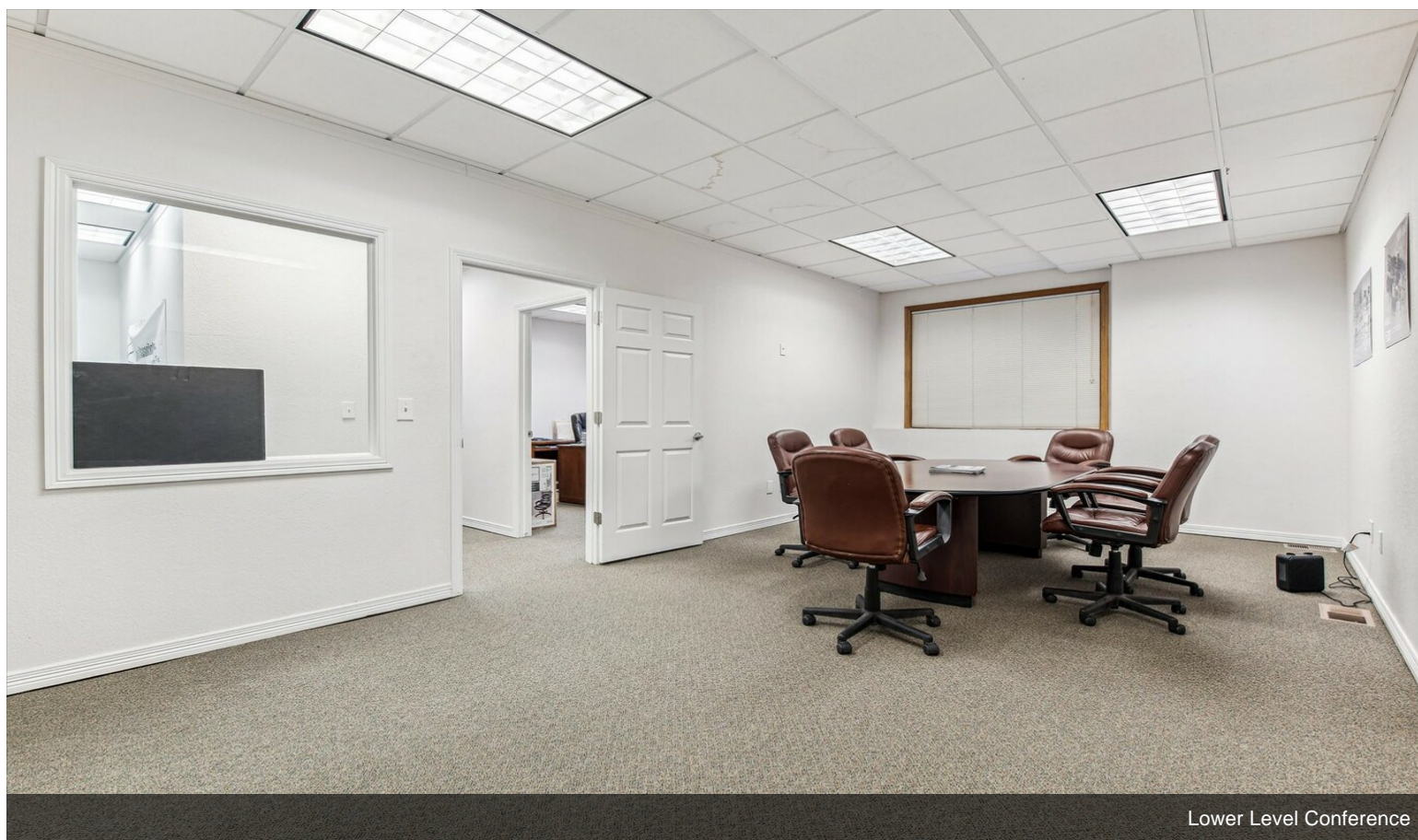


Lower Level Conference

Property Photos

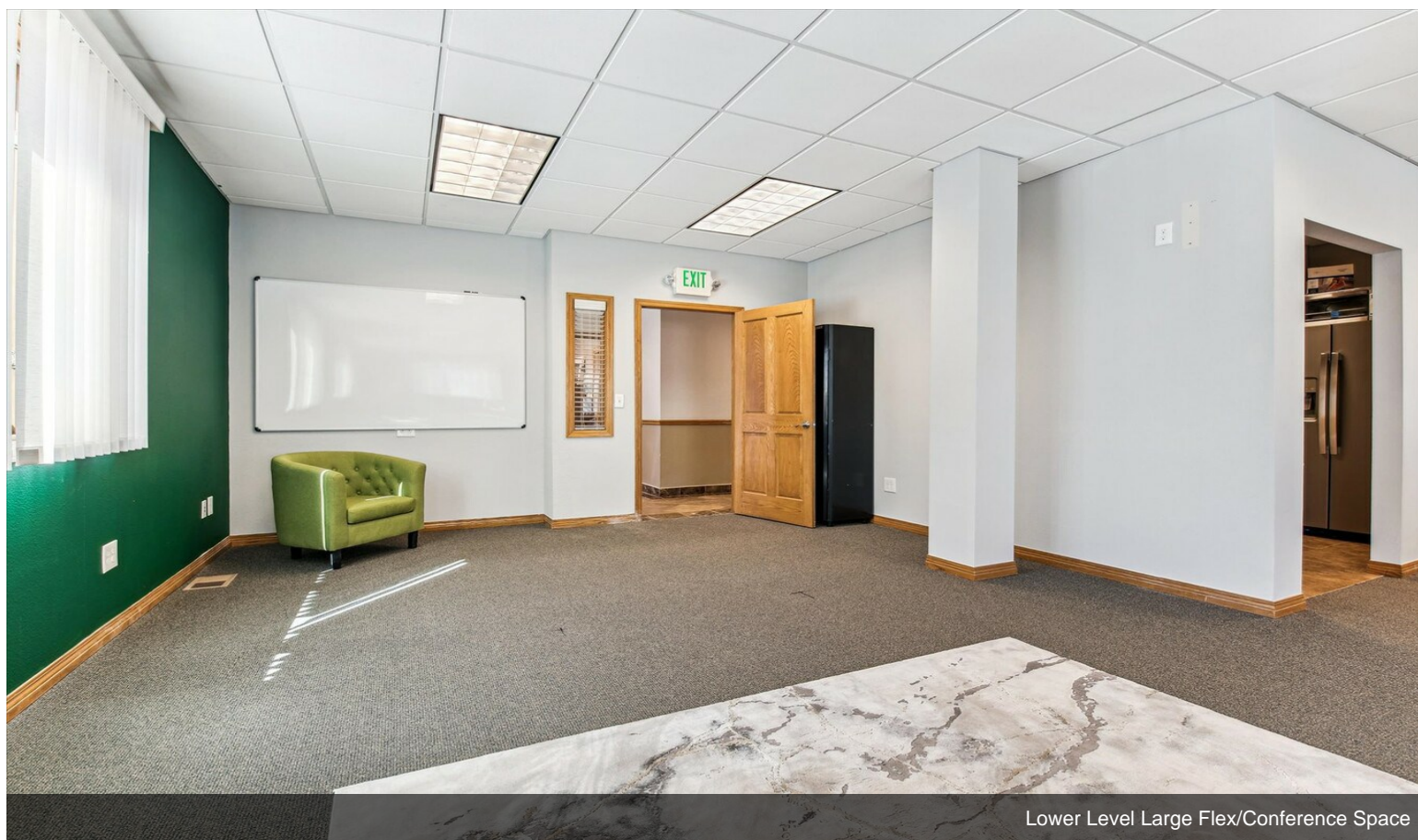
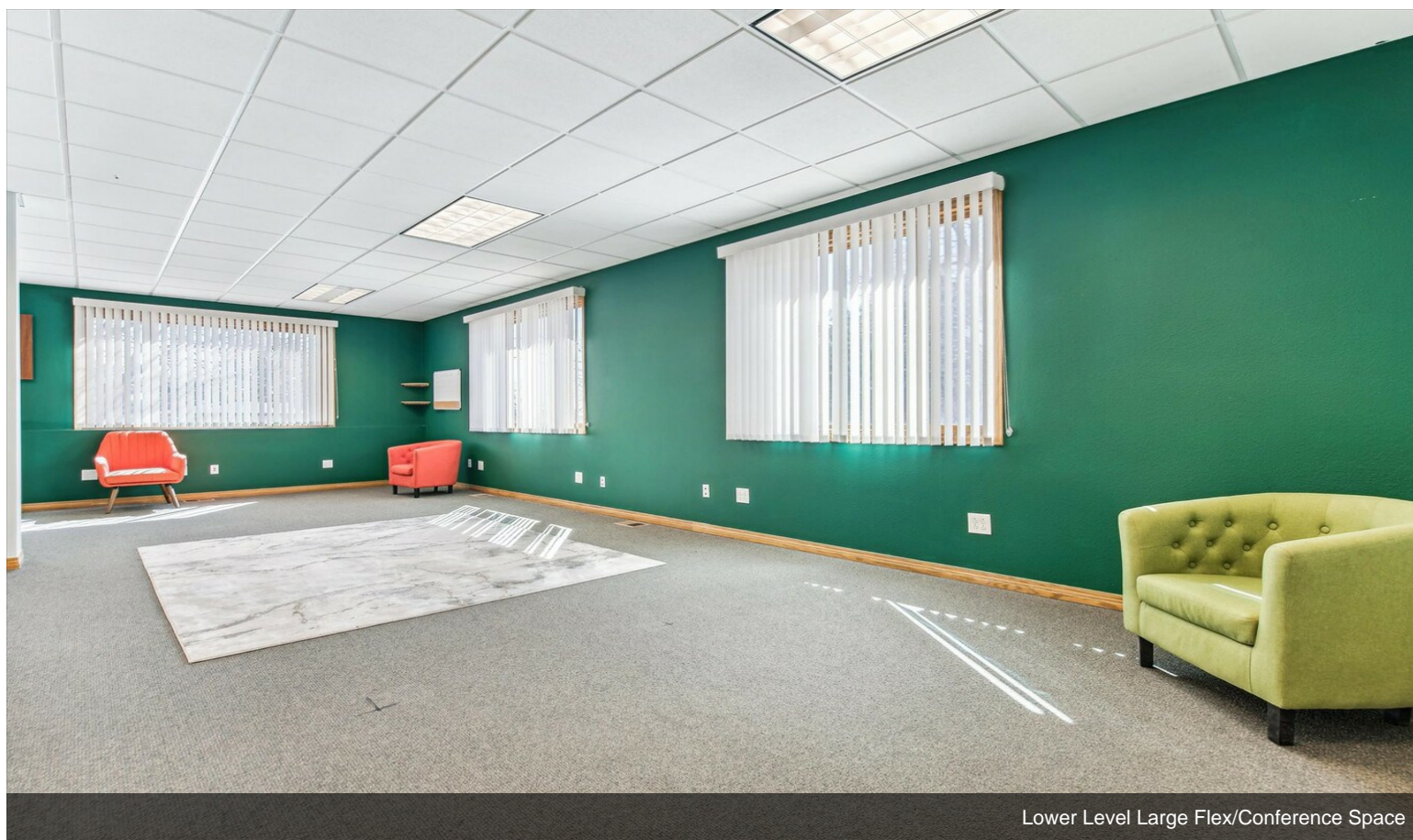


Lower Level Office

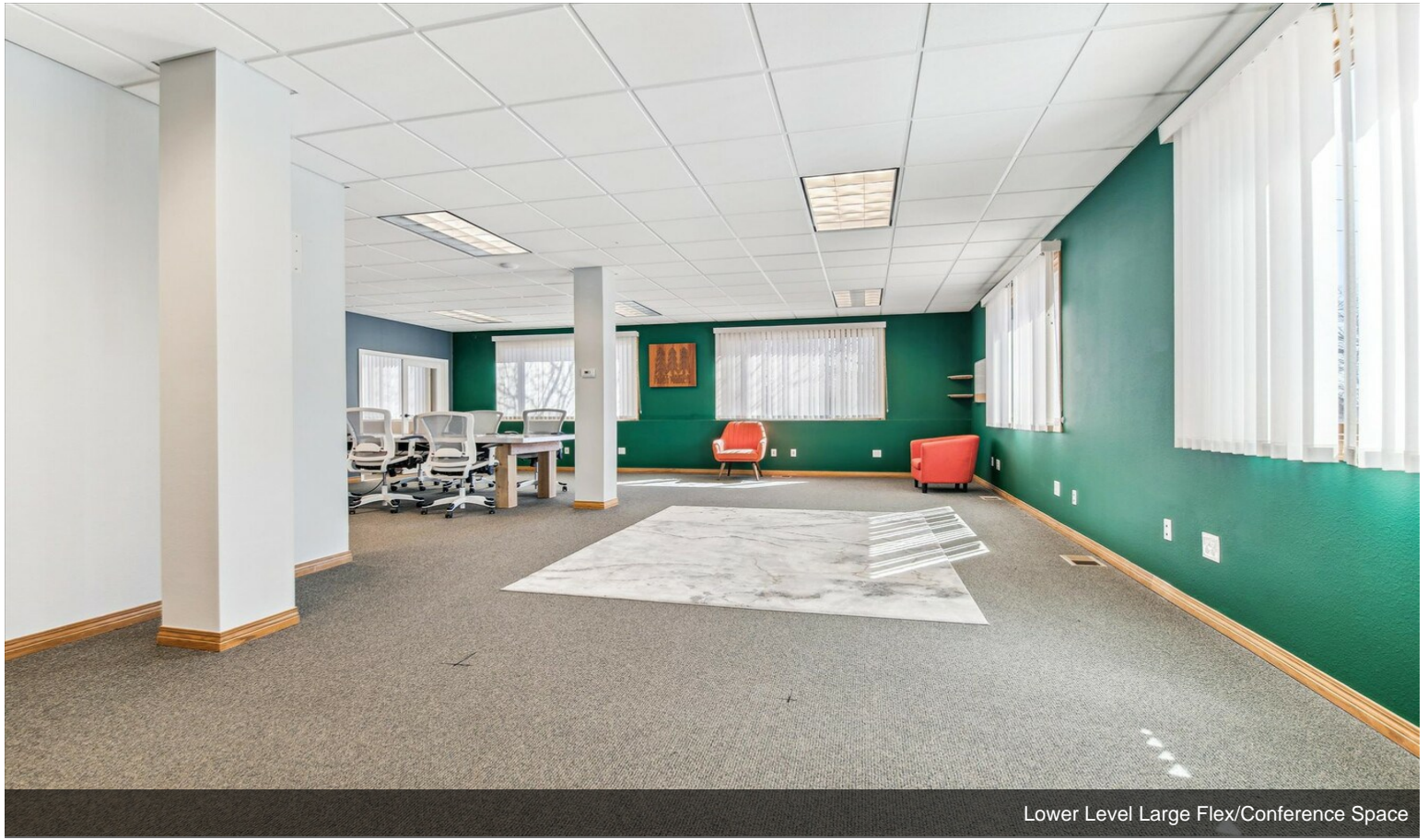


Lower Level Conference

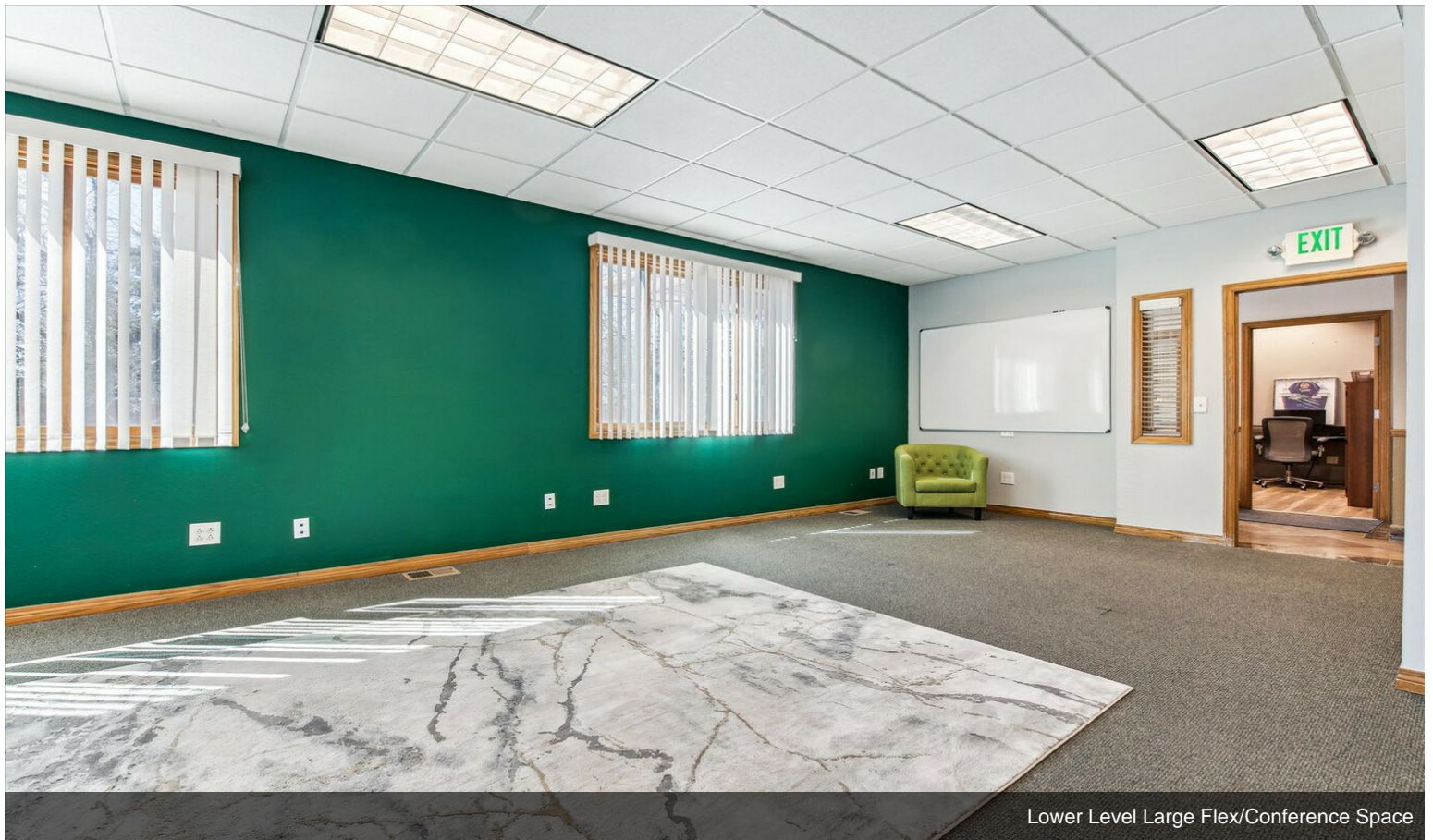
Property Photos



Property Photos

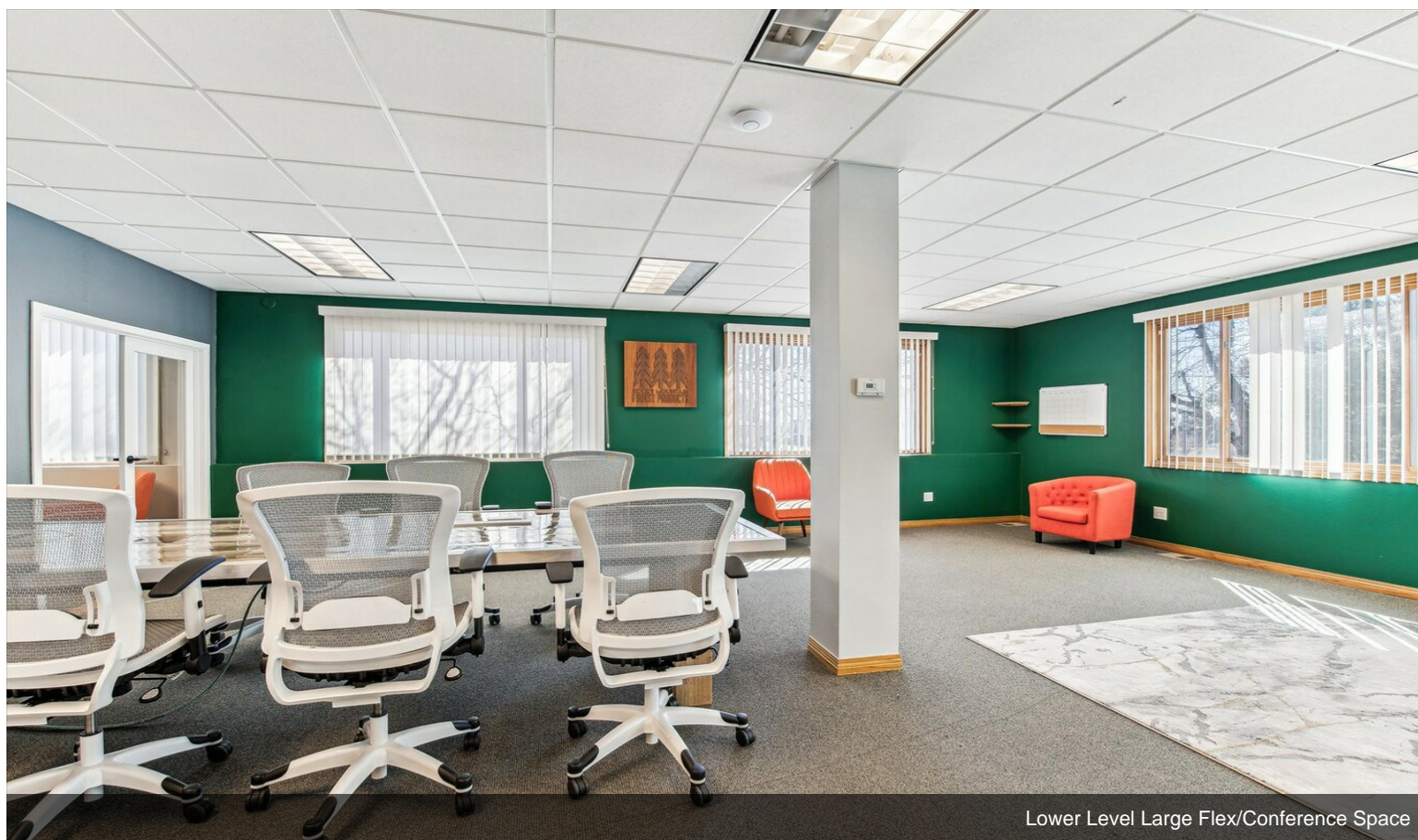
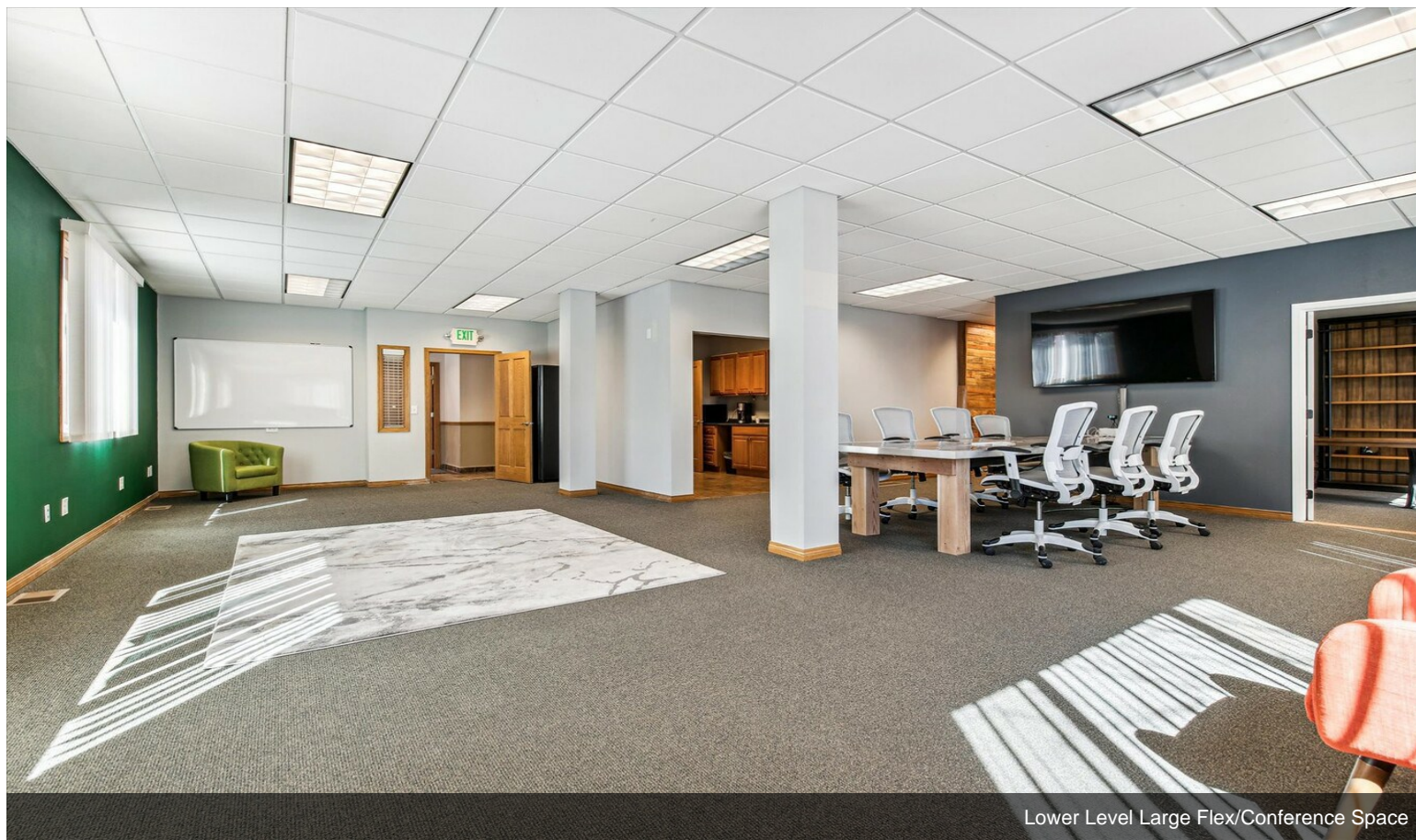


Lower Level Large Flex/Conference Space

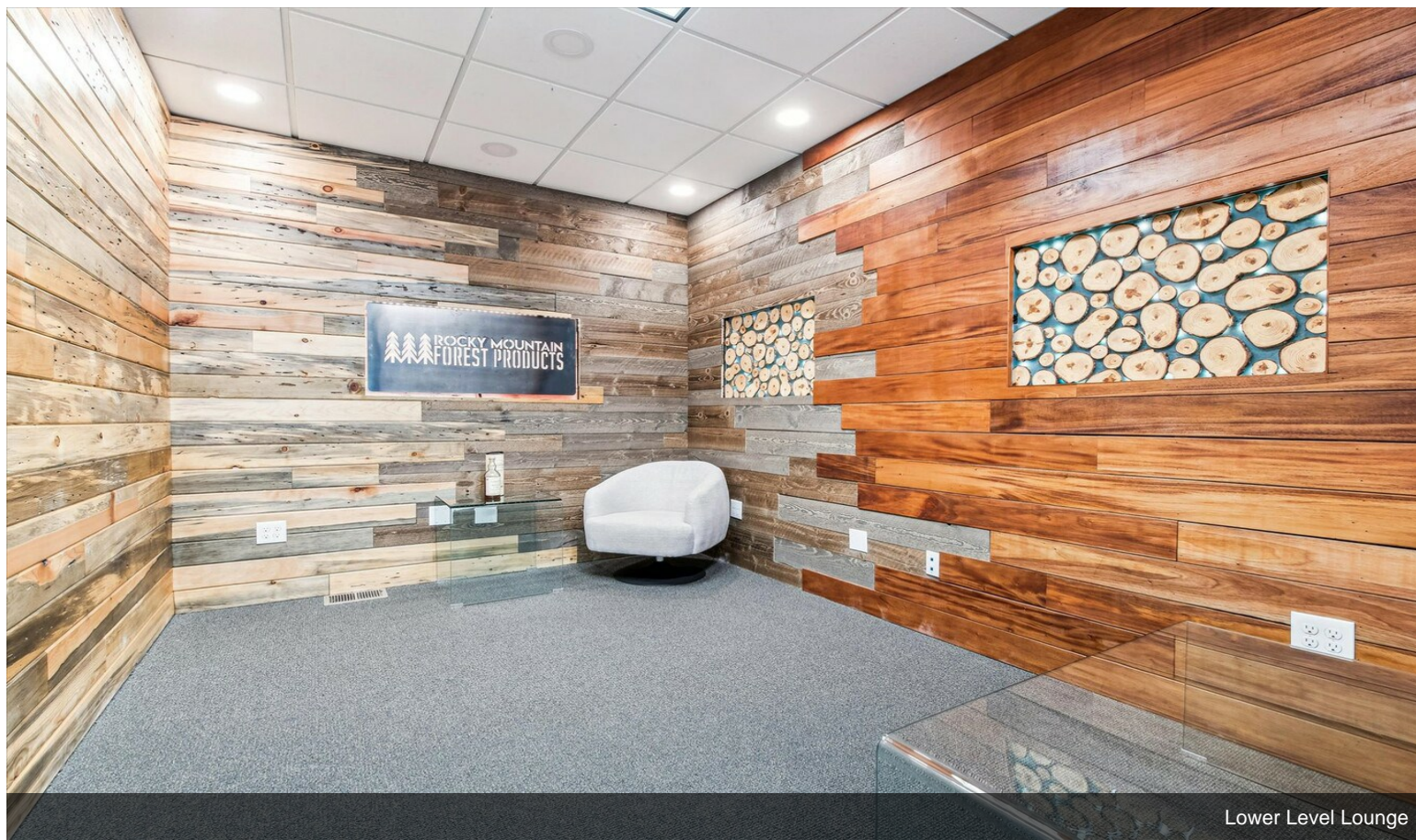


Lower Level Large Flex/Conference Space

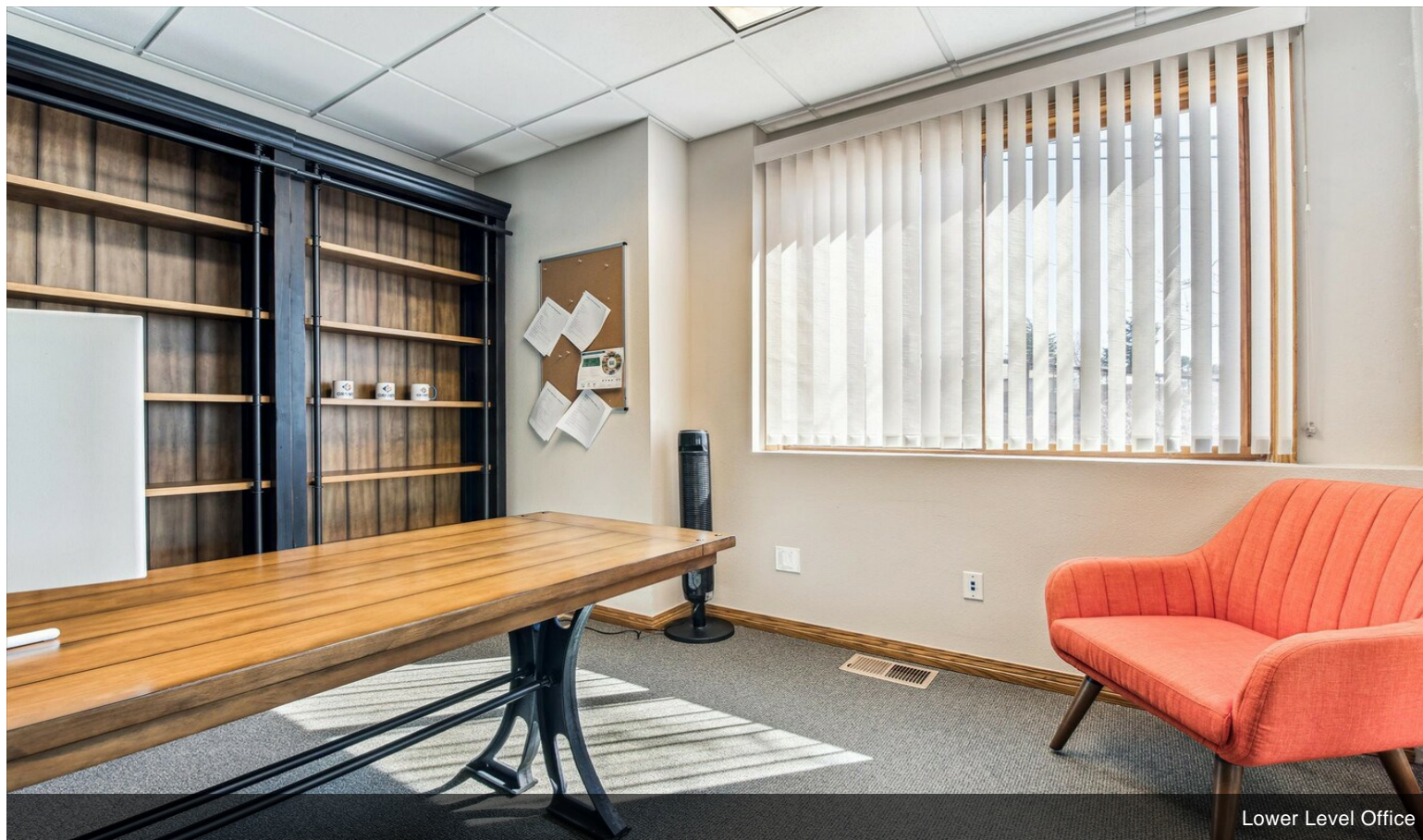
Property Photos



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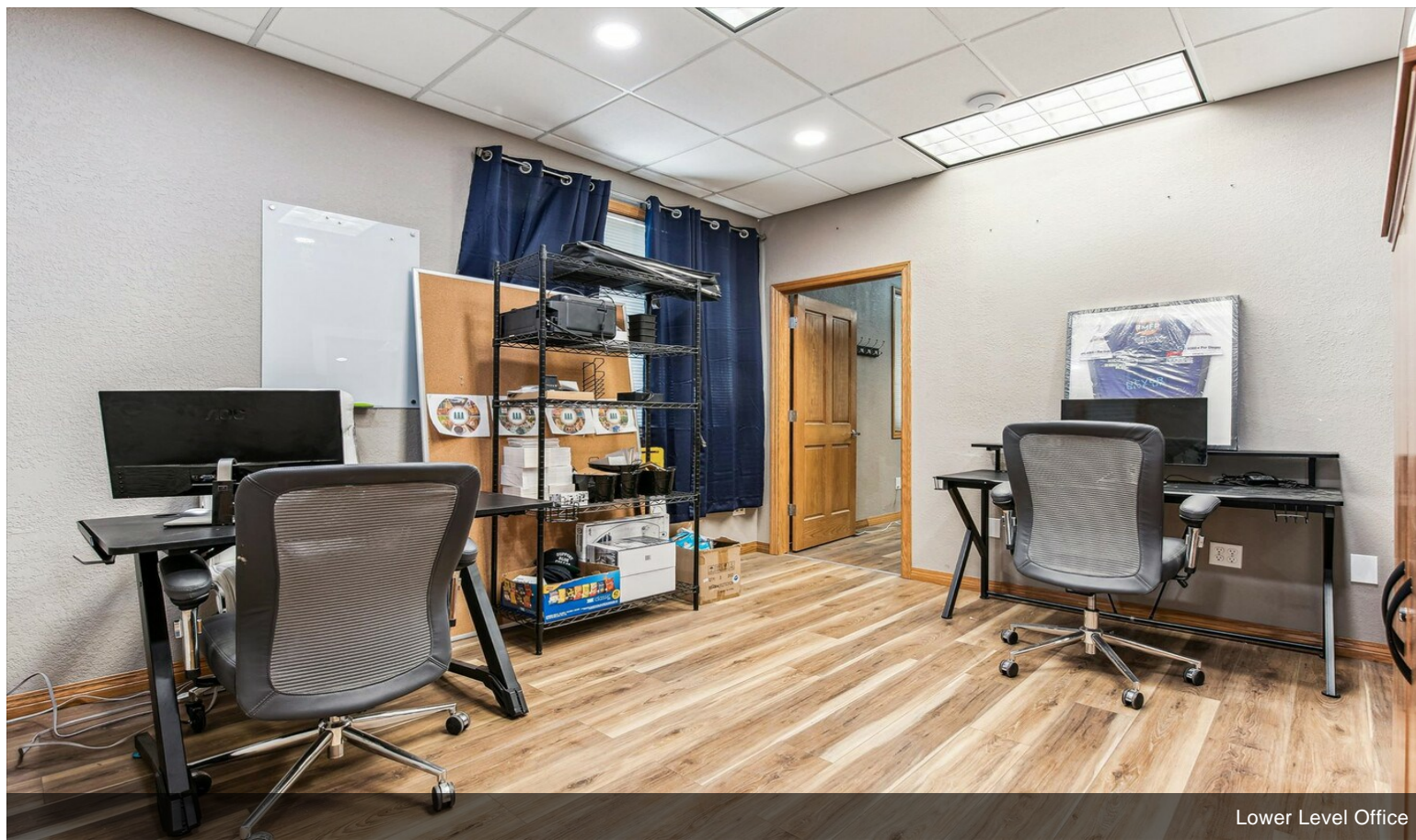


Lower Level Lounge

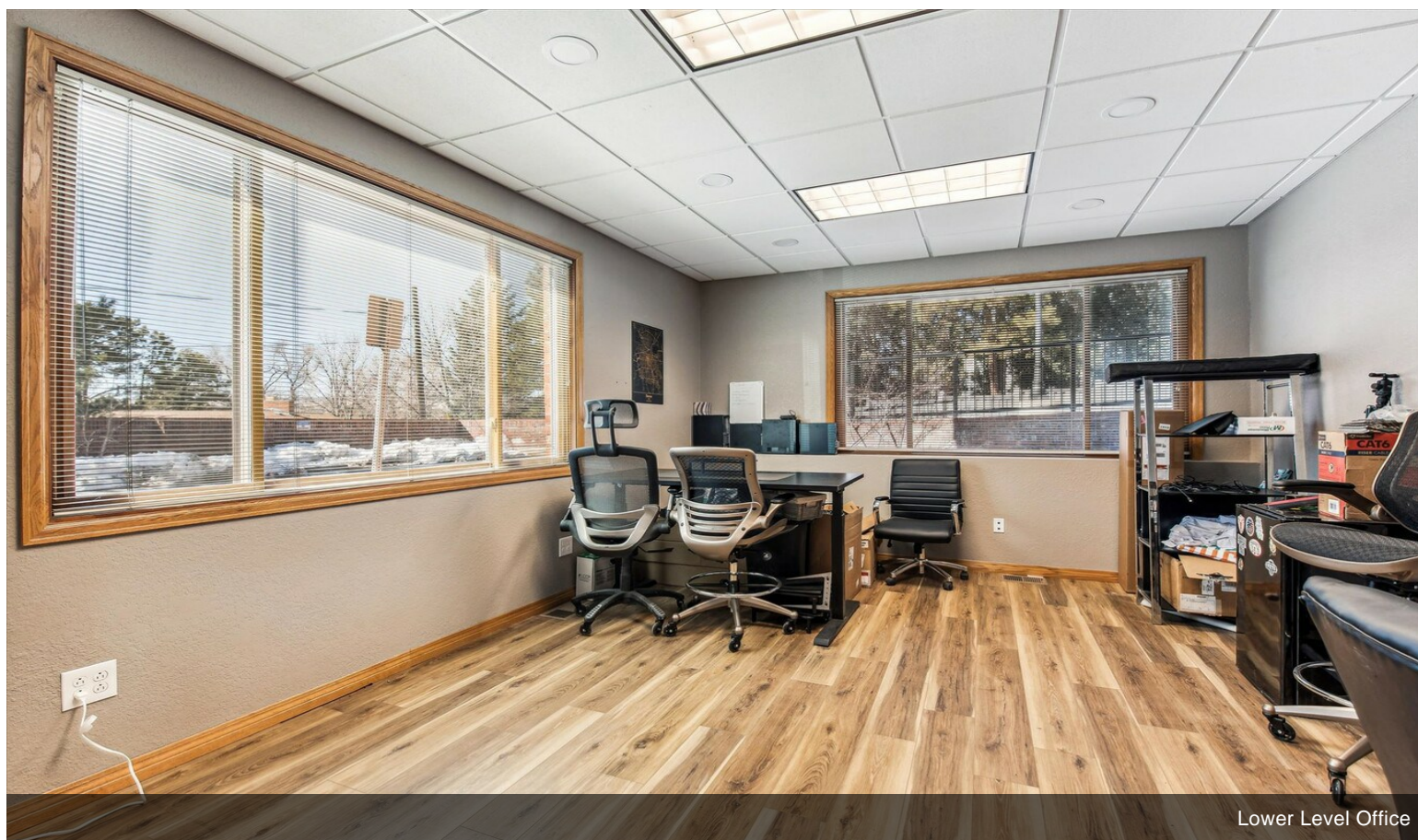


Lower Level Office

Property Photos



Lower Level Office



Lower Level Office

