

5310 WARD RD

ARVADA, CO 80002

**OFFICE SPACE
FOR LEASE**



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PROPERTY SUMMARY

Location:	5310 Ward Rd
County:	Jefferson
Building Size:	30,737 SF
Lot Size:	82,765 SF (1.90 AC)
Building Class:	B
Year Built:	1980
Lease Rate:	Subject to Quote
Zoning:	IL Arvada

Available Suites:	Approximate Size:
Suite 102: Main Level	1,164 RSF (<i>Can Be Divided</i>)

Available Suites:	Approximate Size:
Suite 205: Upper Level	903 RSF
Suite 207: Upper Level • Spec Suite	472 RSF
Suite 211: Upper Level	909 RSF
Suite 203: Upper Level • Spec Suite	486 RSF

Available Suites: Lower Level	Approximate Size:
Suite G-03: • Spec Suite	1,147 RSF
Suite G-07:	From 284 RSF - 3,105 RSF

PROPERTY HIGHLIGHTS

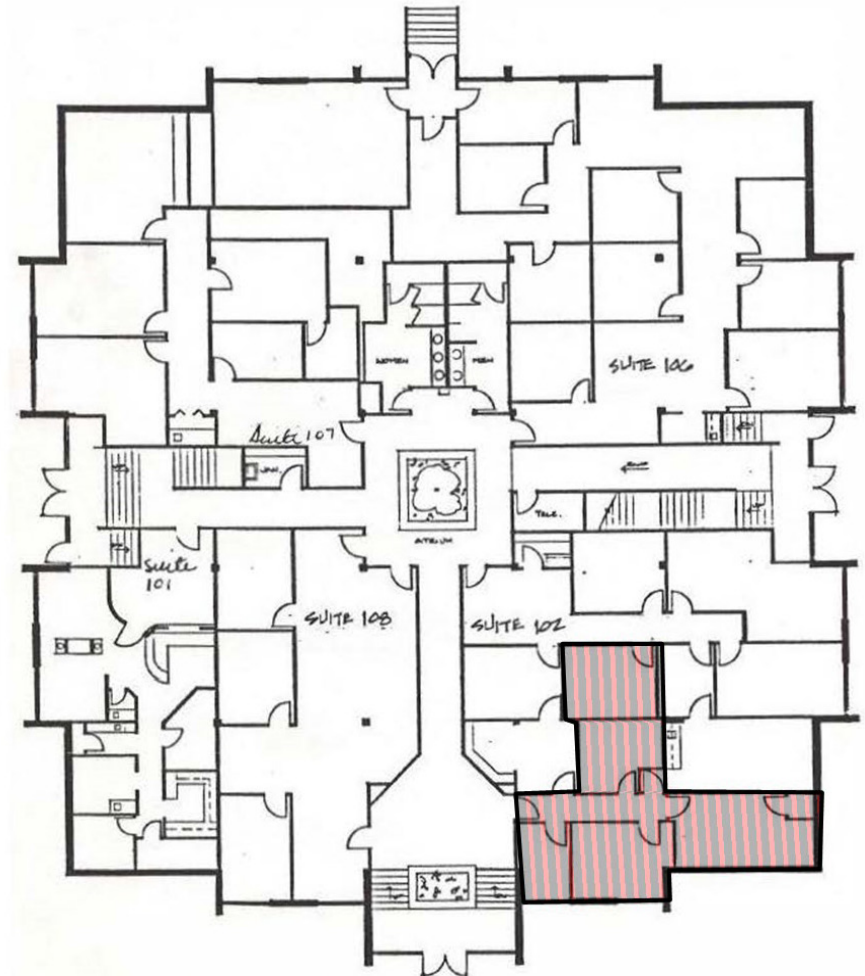
- Attractive Park-Like Setting
- Interior Atrium
- Building Upgrades
- Common Area Lunch Room
- Gym with Showers and Lockers
- Easy Access to I-70
- Near Shopping and Amenities
- Comcast Available



FLOOR PLANS

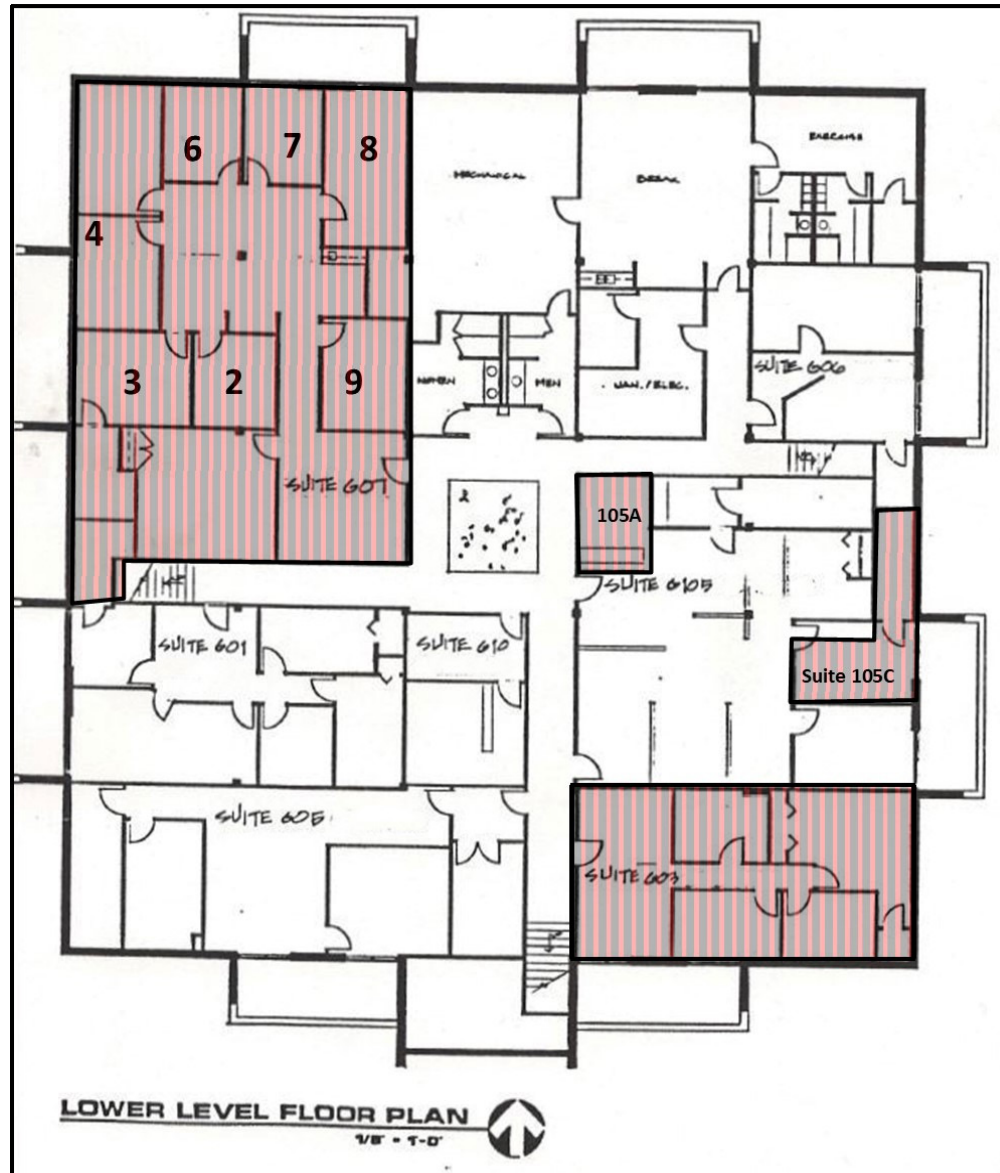


UPPER LEVEL FLOOR PLAN
1/8" = 1'-0"

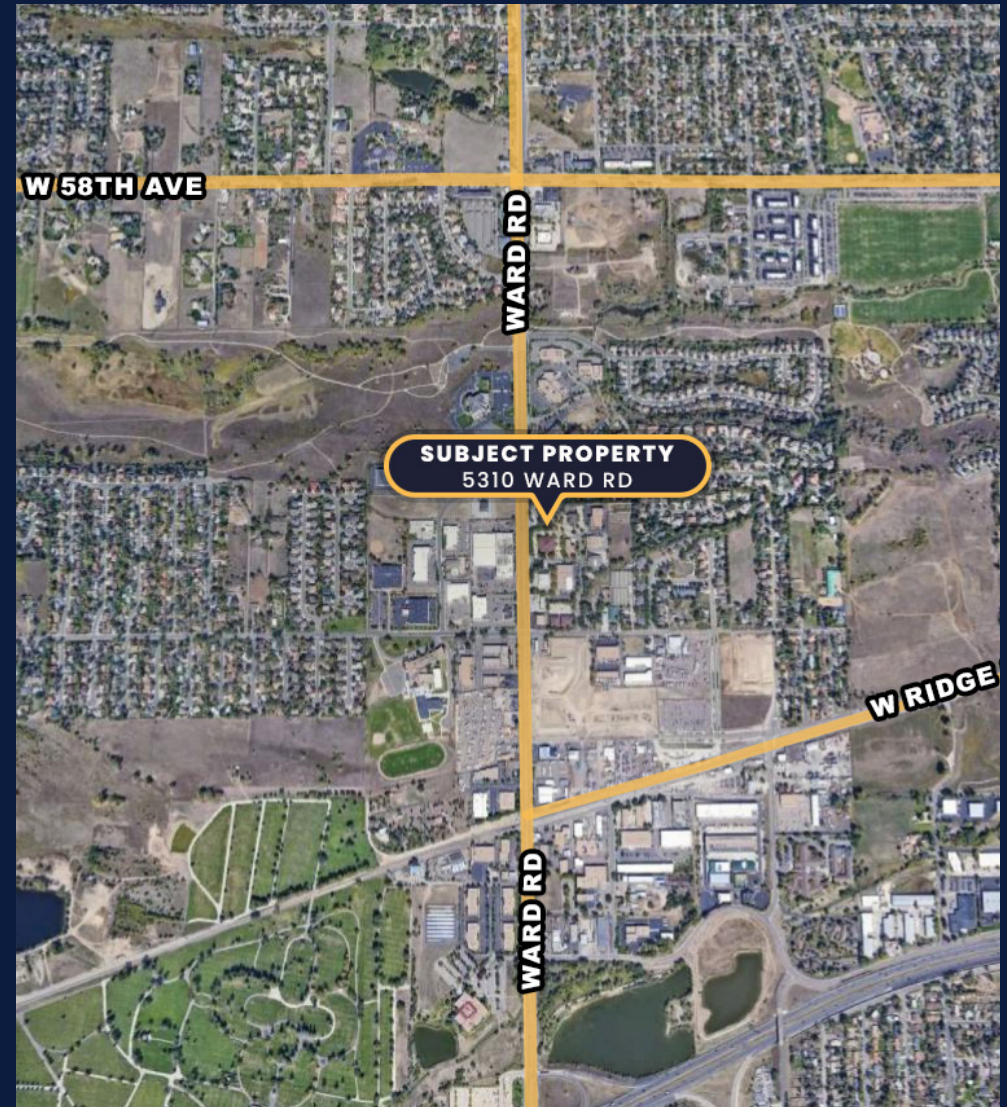


MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

FLOOR PLANS



LOCATION MAPS



PROPERTY PHOTOS



PROPERTY PHOTOS - 207



PROPERTY PHOTOS - G-03



PROPERTY PHOTO





UNIQUESM
PROPERTIES

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WORLDWIDE
REAL ESTATE SERVICES

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