



OFFICE LEASE
**Ward Road
 Health Care Center**

5730 WARD ROAD
 Arvada, CO 80002

PROPERTY HIGHLIGHTS

- SUITE 101A: 661 SF – PERFECT FOR COUNSELING, CHIROPRACTIC, MASSAGE THERAPY
- SUITE 206: 1,628 SF – 4 EXAM ROOMS W/ PLUMBING
- SUITE 202: 1,777 SF – TURN-KEY DENTAL SUITE!
- NEWLY RENOVATED COMMON AREAS
- 2-STORY BLDG W/ DIRECT PARKING LOT WITH ACCESS TO BOTH LEVELS
- 7:1,000 PARKING RATIO!



AVAILABILITY
 AVAILABLE NOW



LEASE RATE
 \$20.50/SF MG



AVAILABLE SF
 4,100 SF



ZONING



PARKING
 AMPLE SHARED



YEAR BUILT
 1985

PROPERTY DESCRIPTION

Under New Ownership and Management. 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, Village Orthodontics, Lively Smiles, Superior Medical Solutions and many more to enhance your referral network! With an adjacent large residential neighborhood in development, a potential new client base is around the corner.

Join Rocky Mountain Primary Care, Village Orthodontics, Superior Medical Solutions and many more to enhance your referral network!

Madison Commercial Properties, LTD.
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 720.441.1460 | www.madisoncommercial.com



AERIAL MAP

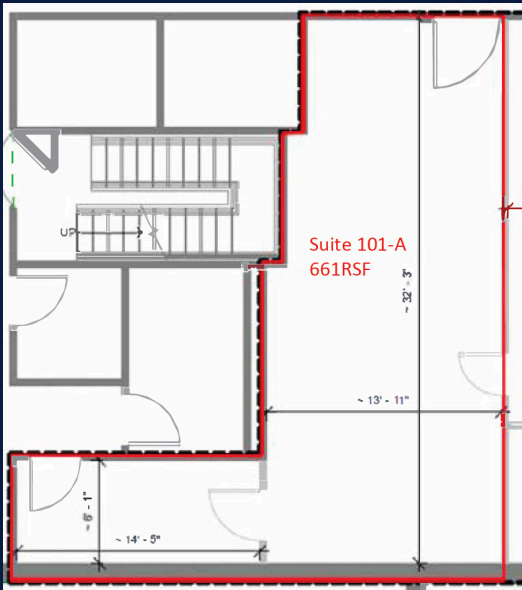


JUST 1 MILE NORTH

- Starbucks
- Panera Bread
- King Soopers
- Walgreens
- Mt. Fuji Sushi & Hibachi
- Noodles & Company

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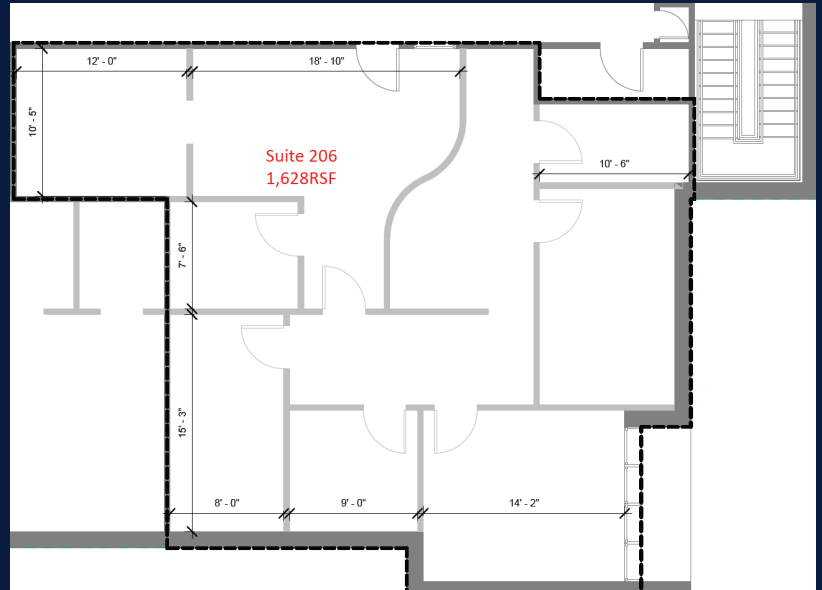
FLOOR PLANS



Suite 101-A
661RSF

SUITE 101-A
661 SF

*Perfect for Counseling,
Chiropractic, Massage Therapy*

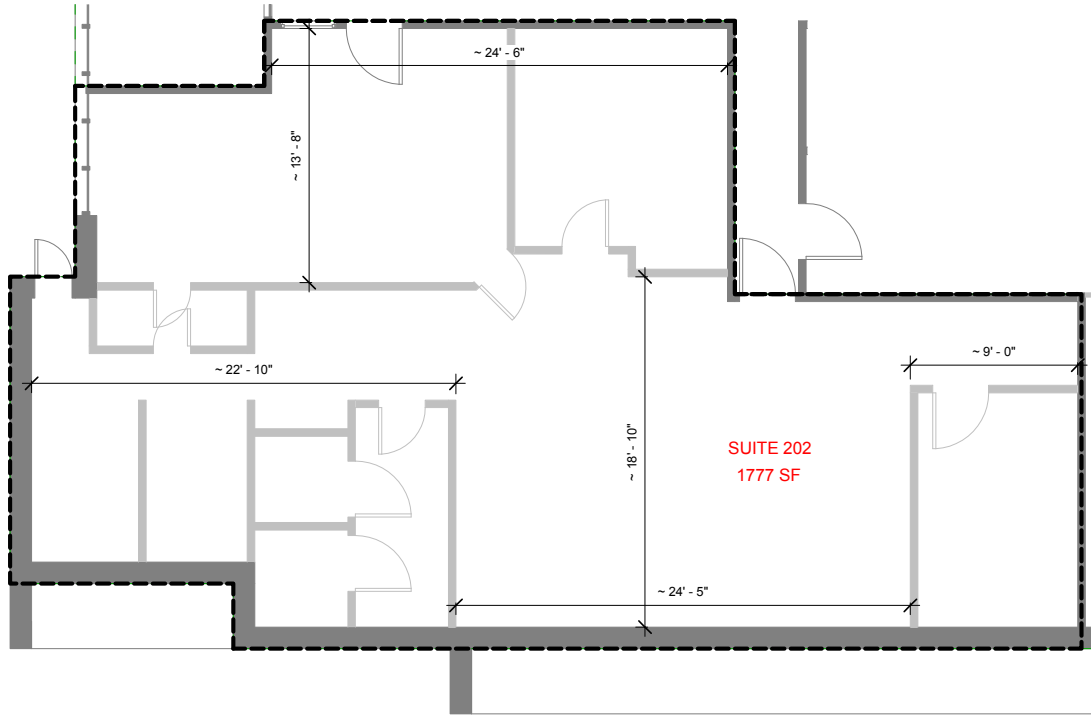


Suite 206
1,628RSF

SUITE 206
1,628 SF

4 Exam Rooms with Plumbing

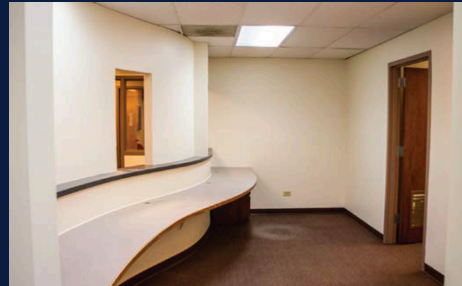
FLOOR PLANS



SUITE 202
1,777 SF

*Turn-Key
Dental Suite*

ADDITIONAL PHOTOS



If you are interested in this property and would like to learn more, please contact us to schedule a showing and lease your new space today!



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