



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 101B: 776 SF – CAN BE COMBINED W/101A

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



AVAILABILITY

AVAILABLE
NOW



LEASE RATE

\$20.50/SF
MG



AVAILABLE SF

4,100
SF



ZONING

B-2
ARVADA



PARKING

7:1,000
RATIO



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

501 S. Cherry Street, Suite 350, Denver, CO 80246

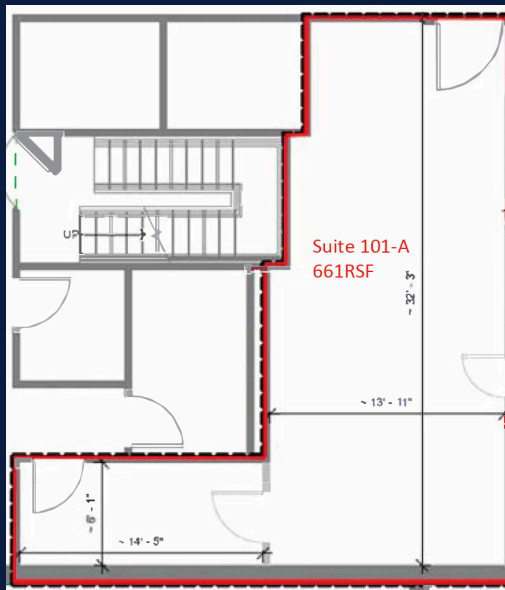
720.441.1460 | www.madisoncommercial.com



AERIAL MAP

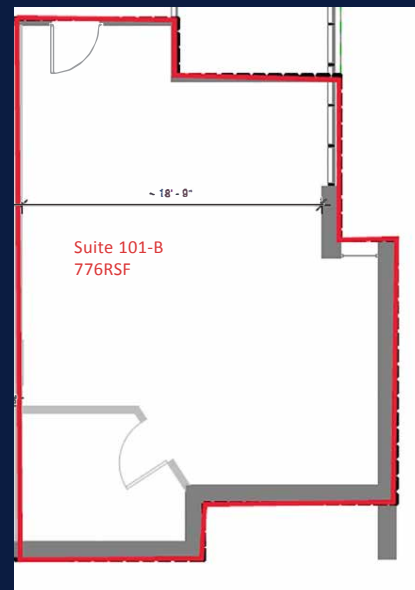


FLOOR PLANS



SUITE 101-A
661 SF

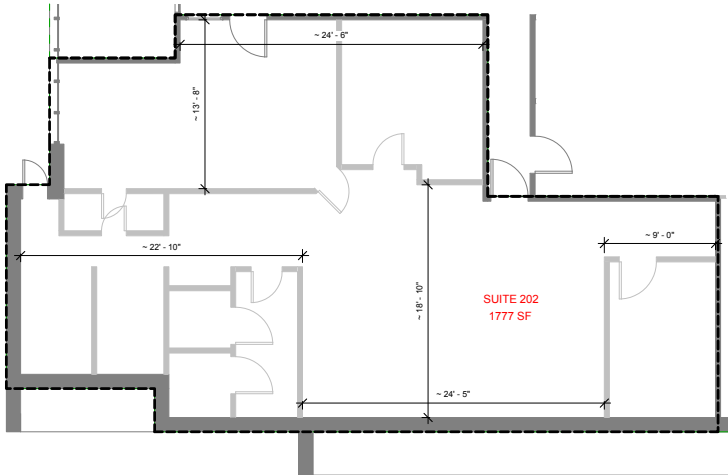
*Perfect for Counseling,
Chiropractic, Massage Therapy*



SUITE 101-B
776 SF

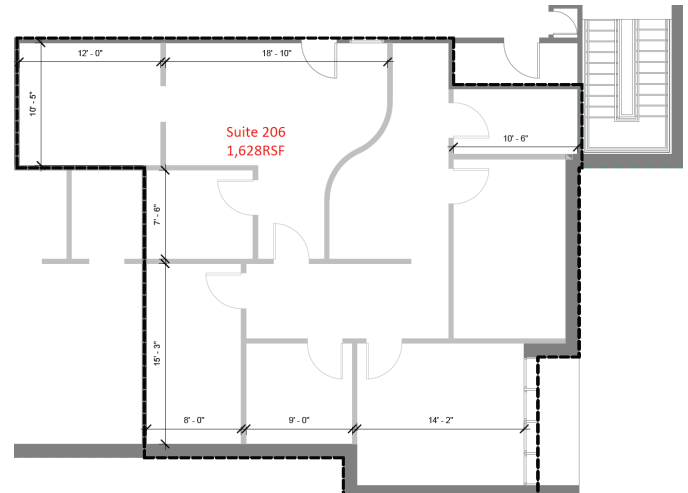
*Can be combined with Suite 101-A
for a total of 1,437 SF*

FLOOR PLANS



SUITE 202
1,777 SF

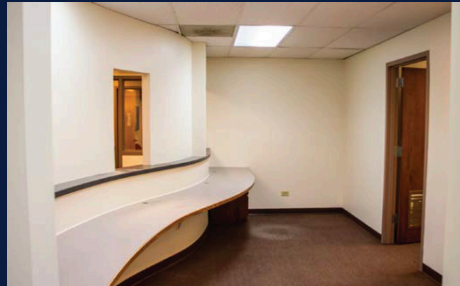
Turn-Key Dental Suite



SUITE 206
1,628 SF

4 Exam Rooms with Plumbing

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!



JESSICA SMITH

Broker Associate
720-320-6225

jsmith@madisoncommercial.com



TODD BROWN

Broker Associate
303-916-3955

tbrown@madisoncommercial.com



This document has been prepared by Madison Commercial Properties for advertising purposes only. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, no warranty or representation is made of the foregoing information. Terms of sale and availability are subject to change or withdrawal without notice.