

**DEAN CALLAN****& COMPANY INC****BRIT BANKS****Senior Broker Associate**

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**DEAN CALLAN & COMPANY, INC.**

1510 28th Street, Suite 200

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# OFFICE SPACE FOR LEASE

**WARD/70 BUSINESS CENTER**  
**5151-5191 WARD ROAD, SUITE 205**  
**WHEAT RIDGE, COLORADO 80033**

Well-maintained, clean, professional office space for lease. Great Arvada, Wheat Ridge location just North of I-70 on Ward Rd. 3 Minutes to I-70, located on the signalized corner of 52nd and Ward Rd in Arvada. The 5181 Ward Road office building has recently been renovated with professional common area upgrades. Suite 205 is a small, second-story office space perfect for local professionals or creative service companies. Tenant will have access to a common area elevator and plentiful free parking.

**Call us for more information and to set up a tour.**

## TERMS

Suite 5181-205 Size:

342 SF

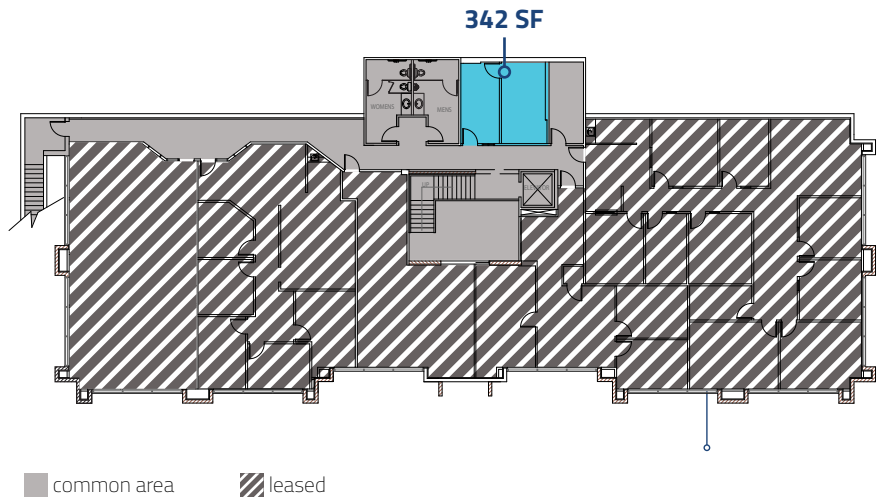
Lease Rate:

\$570 / MO / FSG

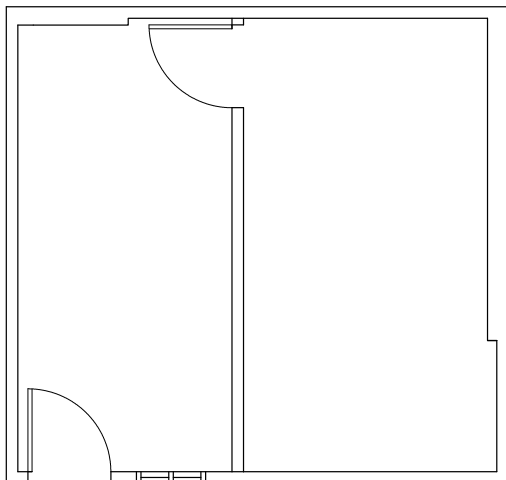
## PROPERTY FEATURES

- Office space for lease
- Move-in ready unit
- Strong ownership with local, professional management
- Elevator access
- Plentiful free parking
- Highly visible to Ward Road
- Good access to I-70
- Numerous amenities in the area

### BUILDING 5181 - 2ND FLOOR - SUITE 205



### SUITE 205



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



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