

# ASPEN BUSINESS PARK- BUILDING II

5400 Ward Road, Arvada, Colorado, 80002

**Suite #G-103 at 410 GSF  
Available Now**

**Offered starting at \$440 per  
month  
Modified Gross Lease  
3-5 Year Lease Term  
Available**

OFFICE SPACE FOR LEASE

**Viking Real Estate Investments, L.L.C.**

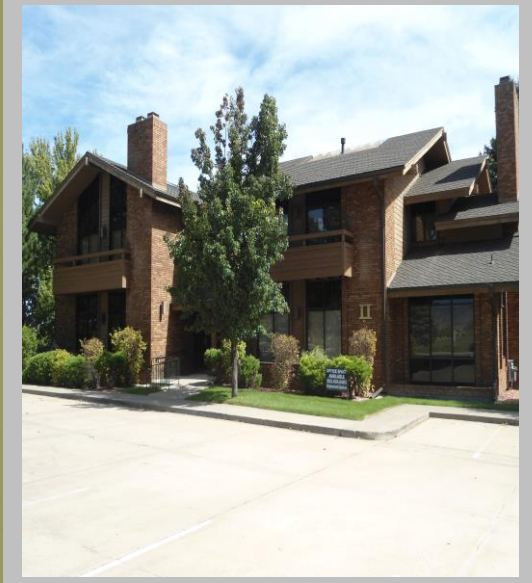
***Showings by appointment only!***  
**Contact Dr. Peterson:**  
**303.424.6483**  
**vikinginvestmentsllc@gmail.com**

## Building II

A 10,349 square foot professional building with direct Ward Road frontage nestled into the campus like setting of the Aspen Business Park. This is a quality two-story brick professional building complete with fully finished lower level suites. The first and second floor suites have private balconies or patios and some of the suites have gas fireplaces and/or kitchens. Most of the lower level suites have extra-large windows and expanded window wells giving the appearance of being at garden level. Ample shared parking spaces surrounded by beautiful landscaping with mature trees and walking paths.

## Building Highlights

- Only 9 blocks North of I-70 and Highway 58 providing rapid access to DIA, Downtown Denver, Golden, C-470 and the mountains.
- Easy 3 block walk to RTD FasTracks Gold Line-Ward Road commuter rail station terminal.
- Convenient and responsive owner-occupied building management.
- Diverse professional tenant base including a dentist, attorneys, CPA and other entrepreneurs.



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## Demographics

Population: 1 mile 3 miles 5 miles

5,981 85,442 213,310

Ave. Income: 1 mile 3 miles 5 miles

\$96,895 \$86,334 \$81,702

## Daily Traffic Volume (67,127)

Ward Road Southbound = 36,700

Ward Road Northbound= 30,427

## Viking Real Estate Investments, L.L.C.

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**Contact Dr. Peterson today!**

TELEPHONE: 303.424.6483

EMAIL: [vikinginvestmentsllc@gmail.com](mailto:vikinginvestmentsllc@gmail.com)

ADDRESS: Viking Real Estate Investments, L.L.C.

5400 Ward Road

Building II, Suite 102

Arvada, CO 80002-1819

### Suite G-103:

- Newly remodeled, painted and carpeted 410 gross SF interior suite
- Separate client reception area and spacious private executive office
- Perfect for a sole proprietor, therapist, etc.



- Very private lower level interior location
- All utilities included except business phone and internet
- Stair access only
- Great value for such a prime location

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