

**OWN YOUR OWN SPACE!**  
(Leasing's ok, too!)

CALL 303-753-9100 for your  
LEASE vs PURCHASE ANALYSIS.

STANDARD  
U.S. Postage  
**PAID**  
Denver, CO  
Permit 2897

**BARTELL & CO**

**REAL ESTATE**

600 South Cherry Street, Suite 1125, Denver, Colorado 80246  
dan@bartellre.com • www.bartellre.com

## *Amazing Opportunity!* **CREEKSIDE BUSINESS PARK**

- Stop paying your landlord!
- Purchase, Lease or Lease to Own
- State-of-the-art Technology Center
- Easy access to I-70
- 4,000 sq. ft. up to 21,000 sq. ft. office on single floor (warehouse also available)
- Office - Flex / warehouse available too with dock-high and drive-in doors
- Easy Conventional or SBA loans available

Offer subject to change without notice.

*Call Today!*  
**303-753-9100**  
dan@bartellre.com



# CREEKSIDE BUSINESS PARK



Front entrance



5610 Ward Rd. interior



top: Van Bibber Park & Trail bottom: Ward Rd. underpass



# CREEKSIDE BUSINESS PARK

5610 AND 5620 WARD ROAD, ARVADA, CO 80002

STATE OF THE ART DESIGN WITH INCREASED PRODUCTIVITY AND PROFITABILITY YIELDING HIGHER EMPLOYEE RETENTION.

- **Newer construction and systems**  
**Low Maintenance**
- **Majestic Mountain Views**
- **Sleek Contemporary Image**
- **Serene Park-like Setting**

## BUILDING 5610

28,807 Total RSF divisible to 4,000-21,000 RSF

High Visibility Signage to 31,000 cars per day

Temperature Controlled Parking Garage

Second Floor: \$14.95 NNN: 20,807 RSF Office incl Buildout

First Floor: \$10.50 NNN + Buildout: 8,000 RSF

Office-Flex Warehouse, With 18ft Ceiling, connectable by Elevator to Second-Floor Office

## BUILDING 5620

\$13.95 NNN incl Buildout

10,301 RSF

Divisible to 5,000 sf

*Call Today!*  
**303-753-9100**  
dan@bartellre.com



EASY ACCESS TO MOUNTAINS AND FOOTHILLS ACTIVITY CENTERS.  
DIRECTLY OPPOSITE VAN BIBBER PARK AND TRAILS.



- Adjacent to Van Bibber trails and Ward Road Underpass for safe crossing to park
- Efficient Single Floor Plan for Large Users
- High Ceilings, Skylights and Full Height Doors
- 5,000 to 21,000 RSF on One Floor
- 8,000 RSF 18ft high ceiling warehouse alone or connected to office
- High Visibility Signage on Ward Road, More than 31,000 cars per day
- Seasoned Property Management

