

# 5656 Ward Way



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Marcum Commercial Advisors

4880 Robb St.

Unit 7

Wheat Ridge, CO 80033

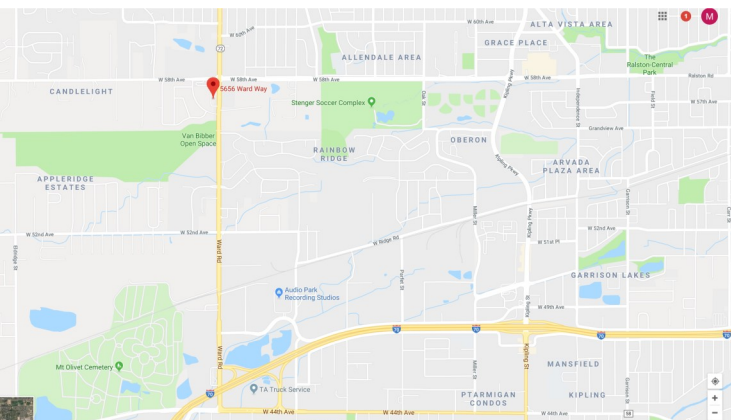
Loopnet / CoStar / Xceligent /

OfficeSpace.com

## Unit A & B

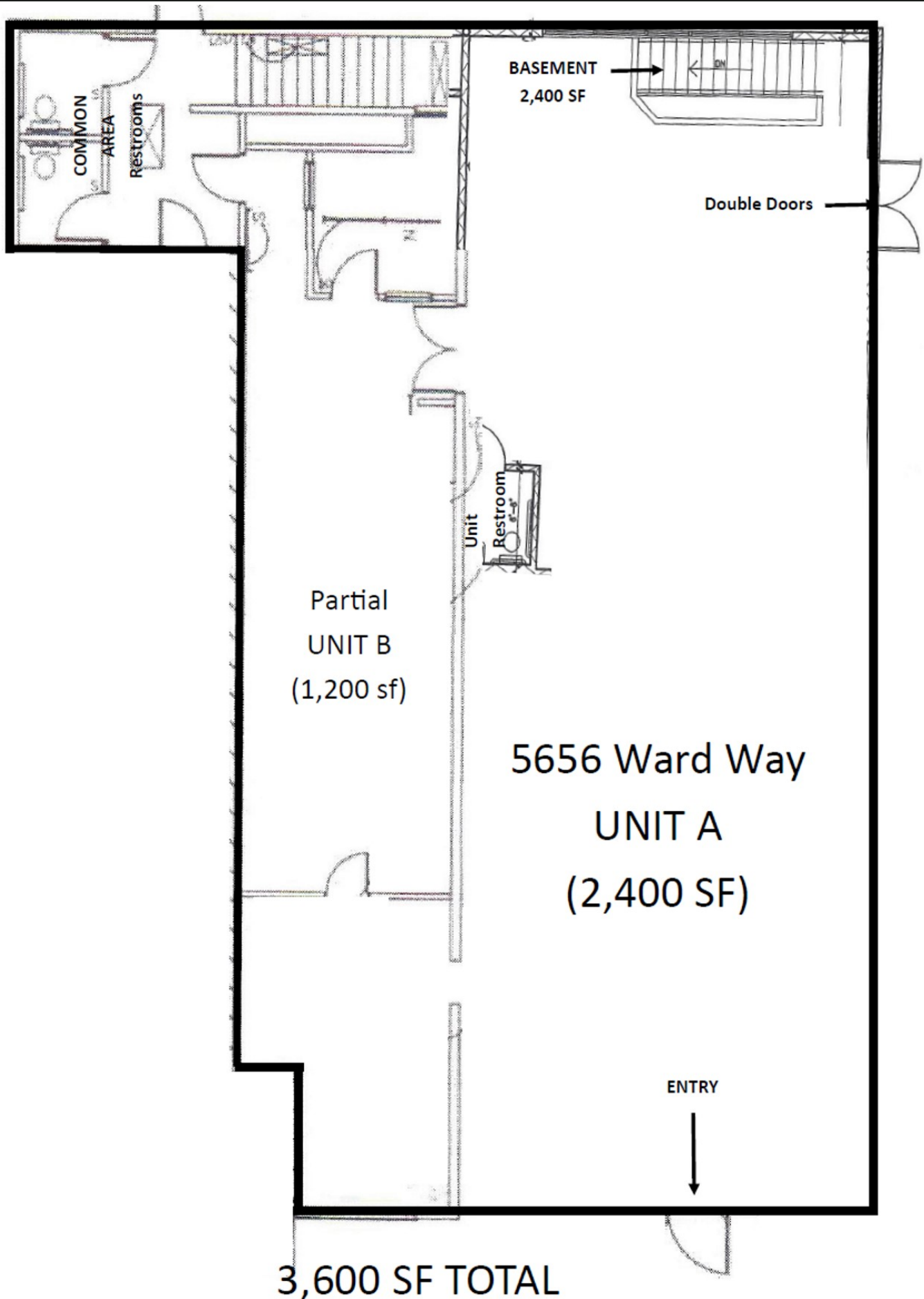
5656 Ward Way,  
Arvada, CO 80002

- Year Built: 2002
- Zoning: P-D
- Lease Rate: \$17-19 NNN
- 6,000 SF TOTAL
  - Unit A: 2,400 SF
  - Unit B: 1,200 SF
  - Basement: 2,400 SF
- NNN Expenses: \$7.11/SF
- Parking: 3 per 1,000SF
- Open floor plan that boasts high ceilings
- Full bathroom with shower
- Visible from Ward Road
- Quick & easy access to I-70



No warranty or representation is made as to the accuracy of the foregoing information.  
Terms of sale or lease and availability are subject to change or withdrawal without notice.

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3,600 SF TOTAL