

FOR LEASE

\$17.00 NNN | 7,174 SF | OFFICE/FLEX

4885 WARD ROAD STE 500
WHEAT RIDGE, CO 80033



DIGBY
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PROPERTY INFORMATION



4885 WARD ROAD STE 500
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LEASE RATE	\$17.00/SF NNN
YEAR BUILT	2001
LOT SIZE	66,100 SF (1.512 AC)
BUILDING SIZE	16,074 SF
SUITE SF	7,174
ZONING	C-1 (Wheat Ridge)
PARKING	3.6 1,000
COUNTY	Jefferson
DRIVE-INS	2
CLEAR HEIGHT	16'10"
AVAILABILITY	January 1, 2027

PROPERTY HIGHLIGHTS

- Zoning: **C-1** Wheat Ridge
- Full kitchen
- Climate controlled warehouse
- Private Entrance
- 1.4 miles from Intermountain Health Lutheran Hospital
- Immediate I-70 access





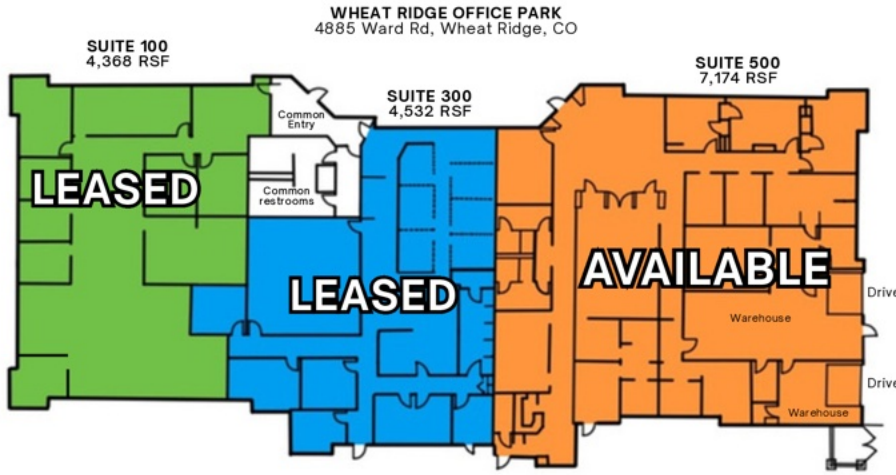
4885 Ward Road is ideally positioned in the heart of Wheat Ridge, Colorado, offering easy access to both Downtown Denver and the Colorado Front Range. Located minutes from I-70, I-76, and Hwy-58, the property provides seamless connectivity throughout the Denver metropolitan area.

Surrounded by established retail, dining, and service amenities, the location supports convenience for employees and clients alike. The balance of central access and proximity to outdoor recreation makes Wheat Ridge a highly desirable submarket for businesses seeking long-term stability, talent attraction, and quality of life.

With its strategic positioning and amenity-rich surroundings, 4885 Ward Road presents an exceptional opportunity to operate and grow in one of Denver's most accessible and livable markets.

FLOOR PLAN

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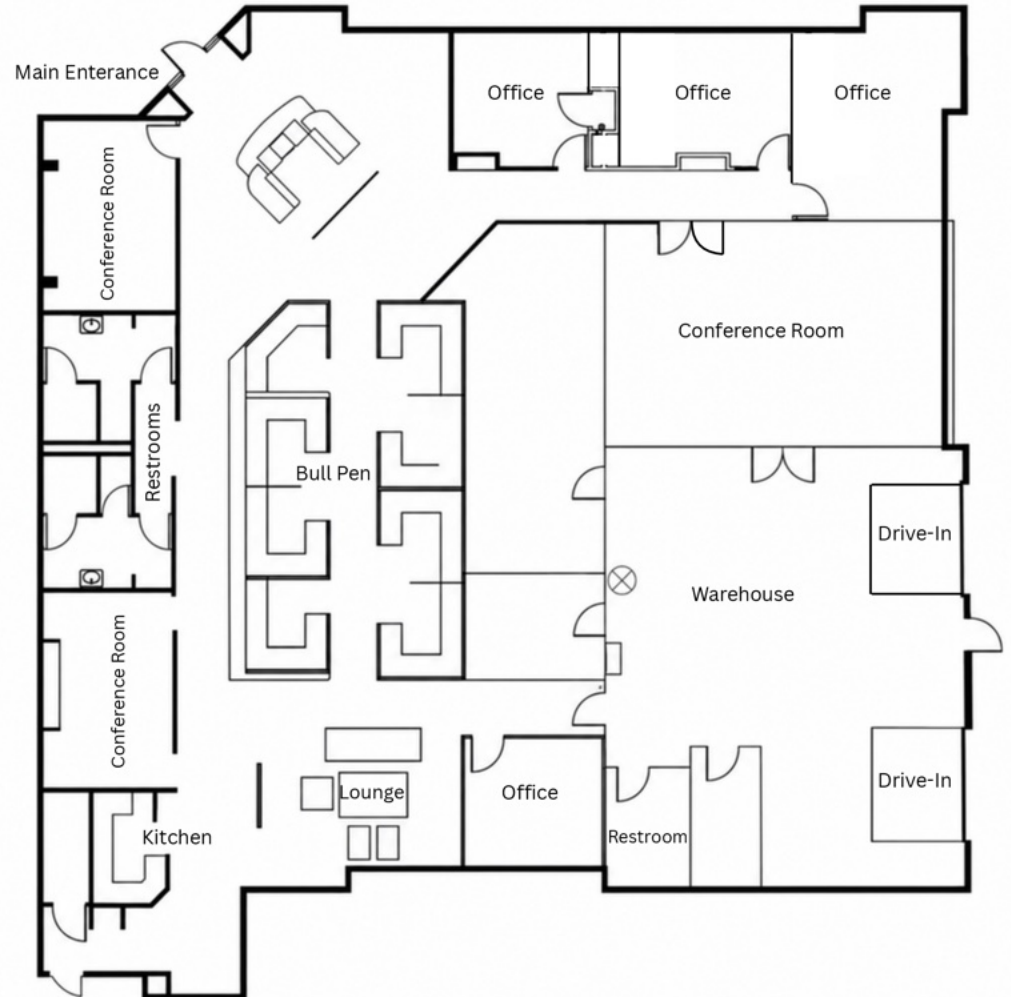


SUITE 100: LEASED THROUGH 9/30/2028
SUITE 300: LEASED THROUGH 8/31/2029
SUITE 500: LEASED THROUGH 12/31/2026



VIRTUAL TOUR

***SUITE 500 AVAILABLE TO OCCUPY: 1/01/2027**



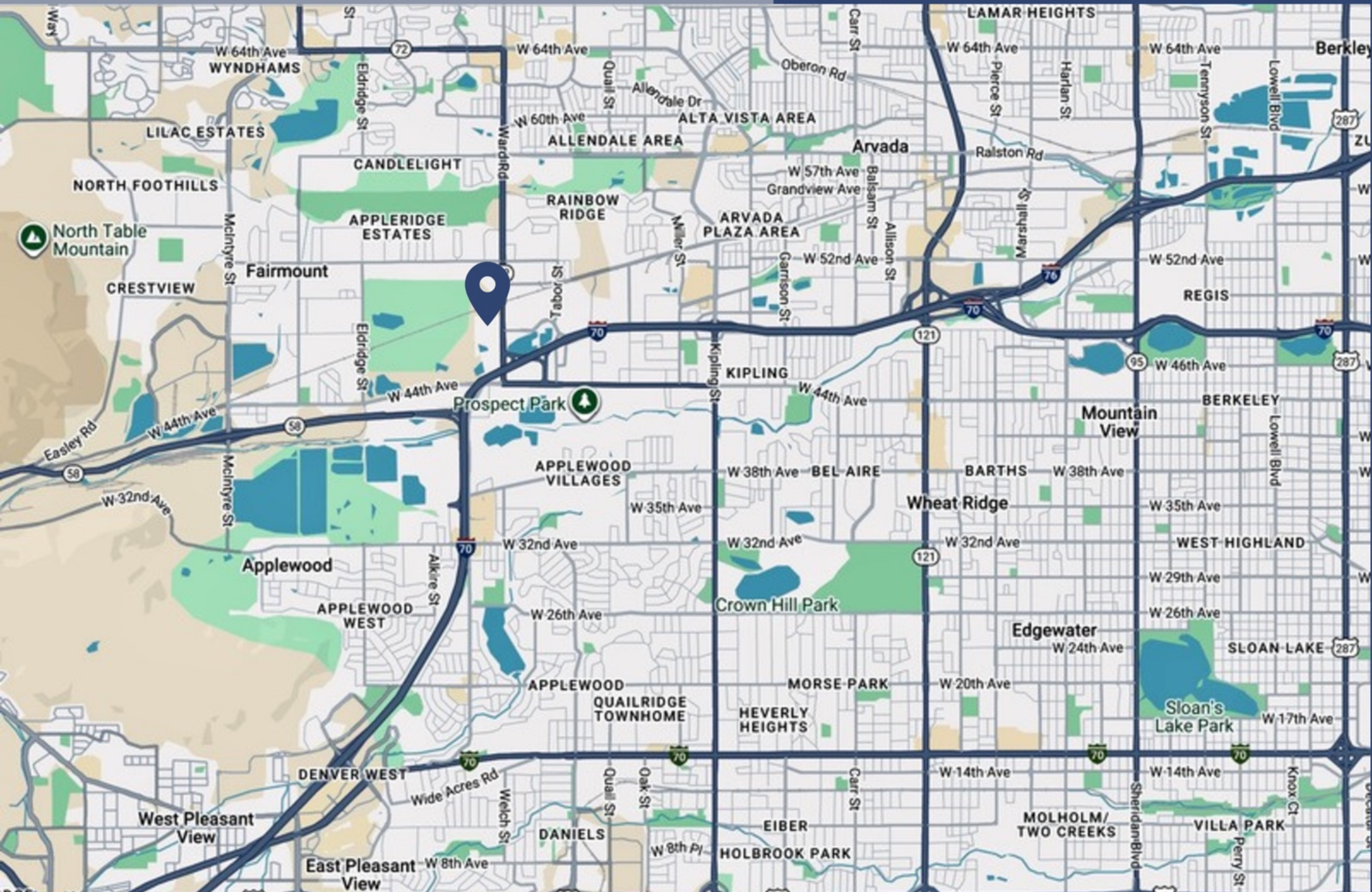
INTERIOR PHOTOS

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LOCATION MAP

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