

BLDG III, Offices From \$2.72/SQFT/M

5400 Ward Rd, Arvada, CO 80002

Presented by
ABP Arvada, LLC

Price: Upon Request

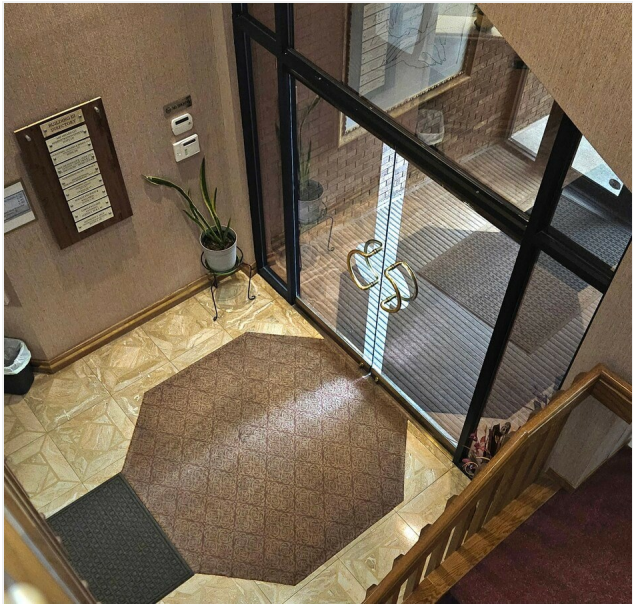
Sought after Arvada location. Professional Office Suite. Suitable for Lawyer, Accountant, Medical Office, Small Admin Office, Personal Trainer or Yoga Class. Conference table available.

Owner/Manager on-site.

Please note: Three spaces available, starting at \$475.00/m. Please inquire for specific rental rates.

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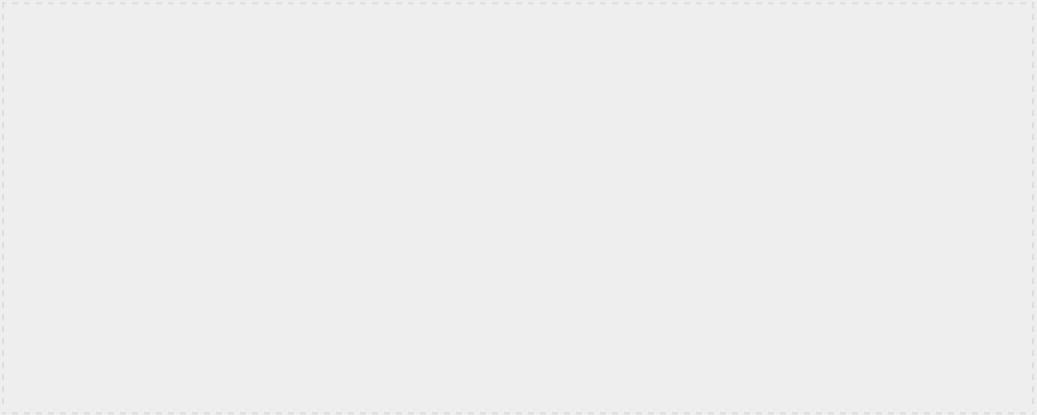


Beautiful setting, safe area, kitchen and gym access, very close to food, fuel, office supplies and car wash.



Carla Konyk
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(727) 252-6205

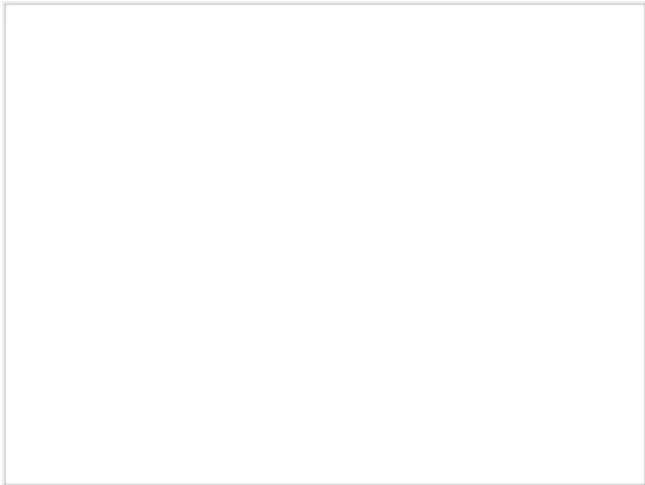
ABP Arvada, LLC
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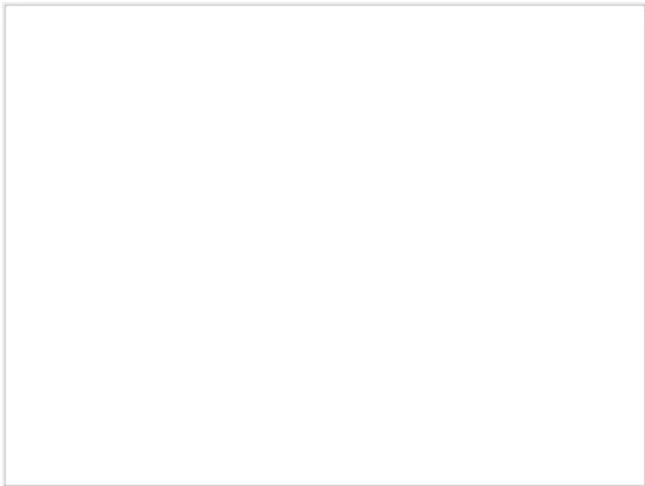
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Listing spaces

Lower Level Ste L 40

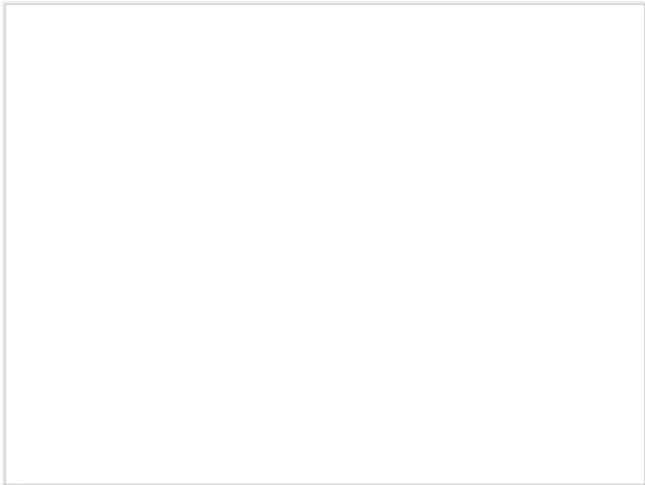
Space Available	500 SF
Rental Rate	Upon Request
Date Available	September 01, 2026
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	Negotiable

Garden-level interior suite with private entrance, professional environment, new carpet, access to copier/printer. Partially furnished. \$600.00/month. Perfect for therapist, accountant, attorney, yoga class or other administrative office. Owner/Manager on-site.

1st Floor Ste 100 B

Space Available	175 SF
Rental Rate	Upon Request
Date Available	September 01, 2026
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	New
Space Use	Office
Lease Term	1 Years

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Listing spaces

1st Floor Ste 150 F

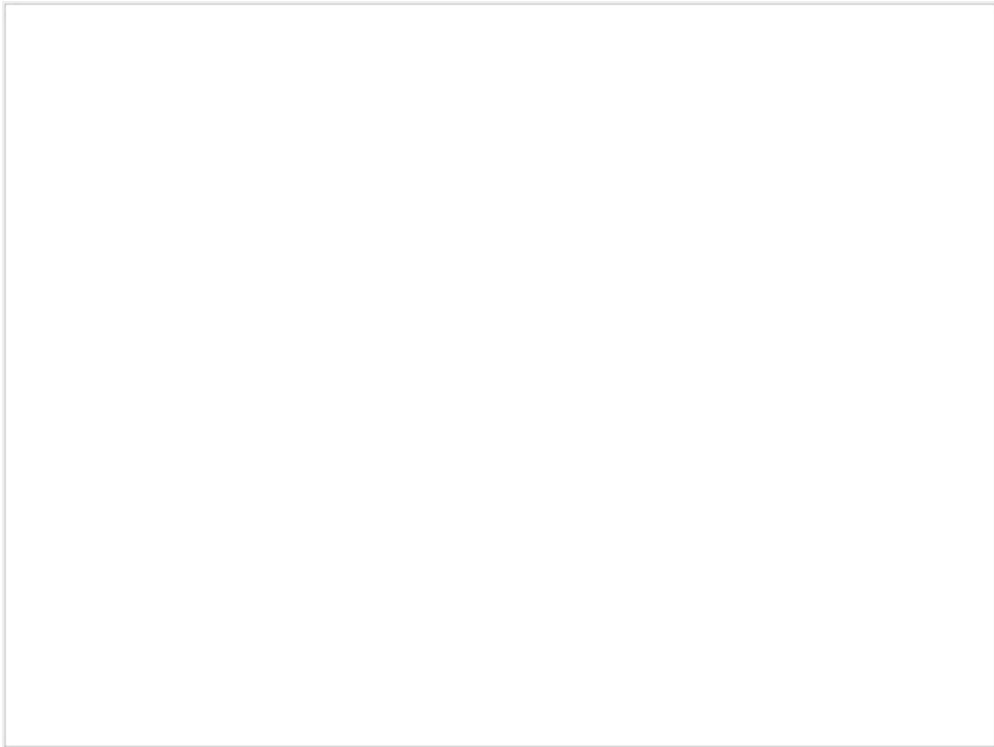
Space Available	175 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	TBD
Built Out As	Standard Office
Space Type	New
Space Use	Office
Lease Term	1 - 3 Years

This is a private, interior office within a suite of offices, with a large common area. Communal kitchen/coffee area and conference table available.
Please note: \$475.00/month. Perfect for lawyer, accountant, insurance agent, therapy or acupuncture space. May also suit a Personal Trainer or Small Yoga Class. Quiet, professional setting. Easy parking. Close to conveniences. Owner & Manager on site.

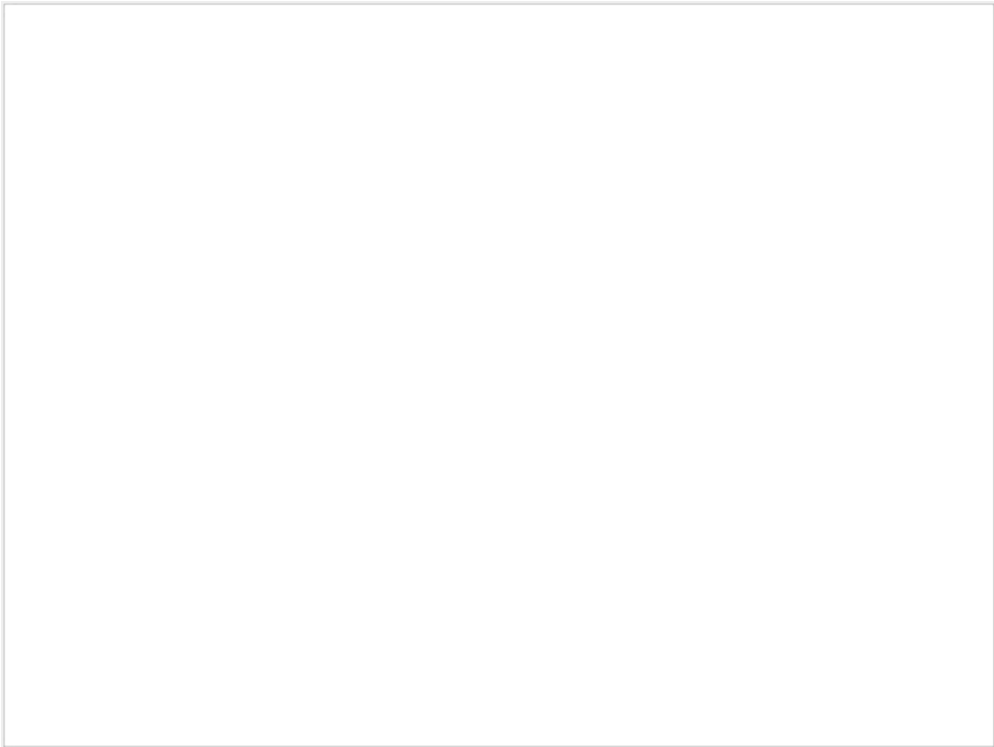
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Property Photos



attachment

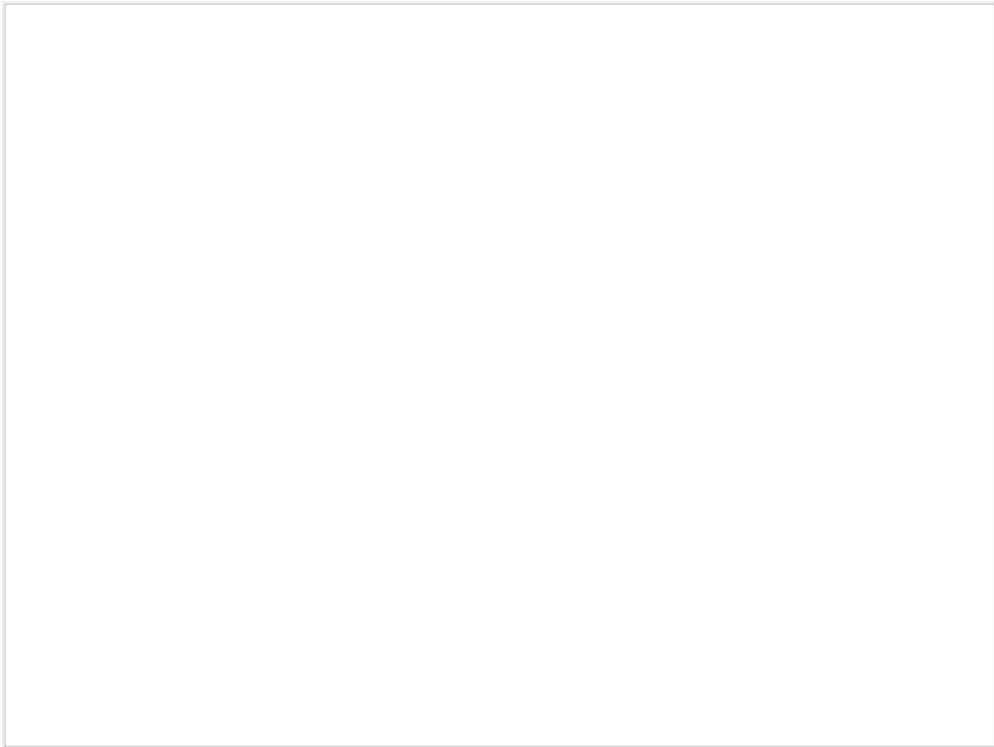


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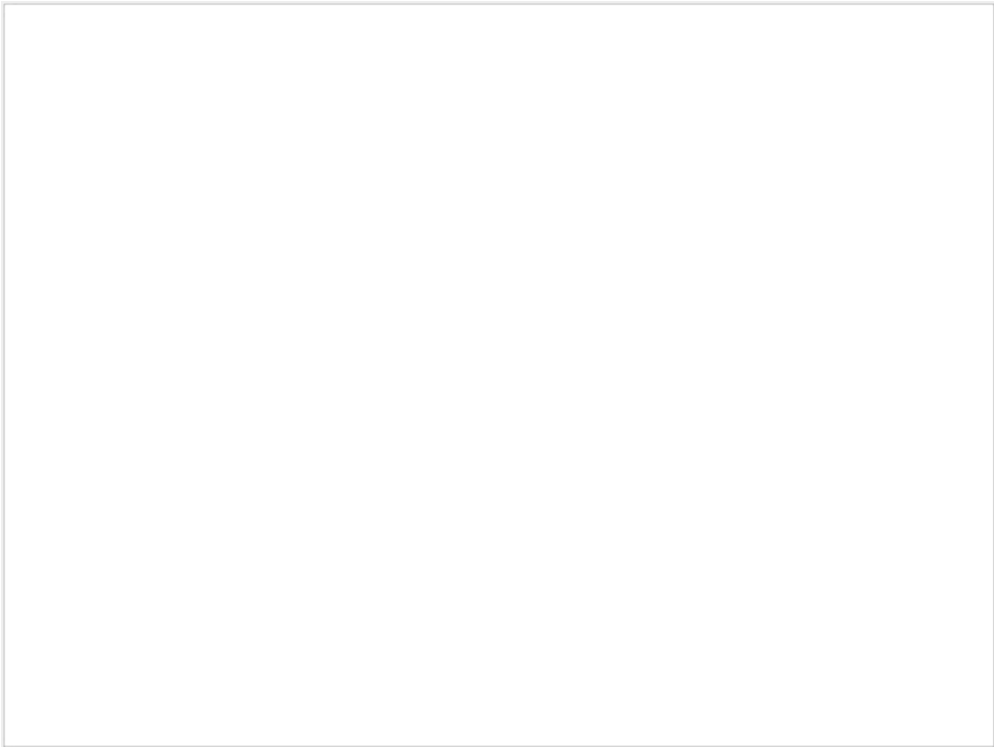
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Property Photos



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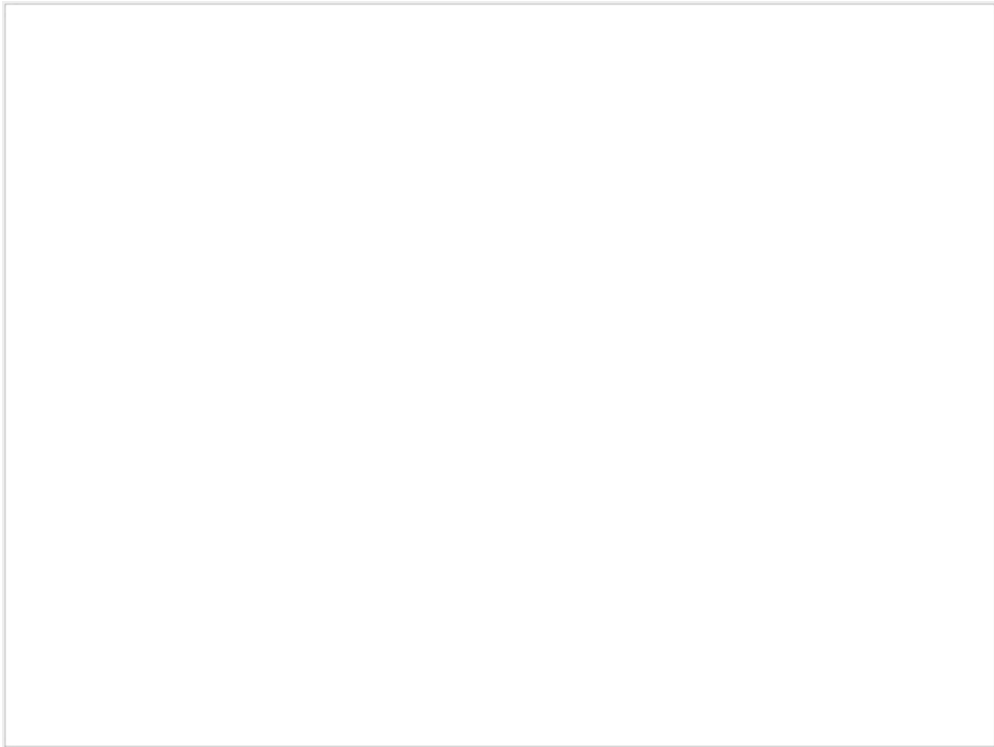


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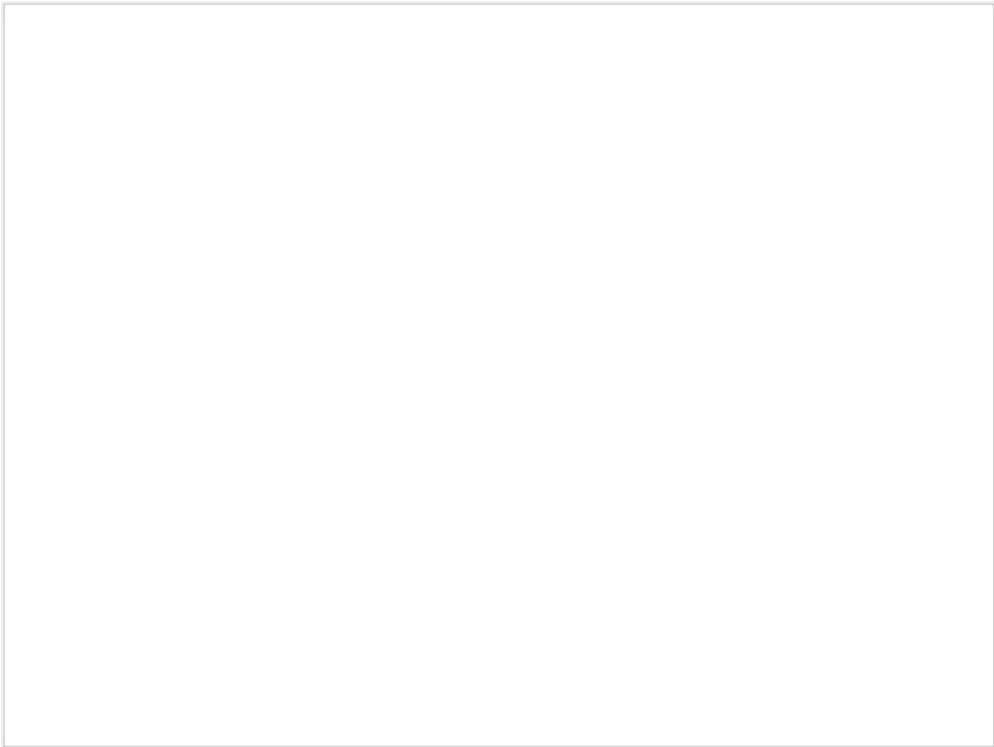
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Property Photos



Building Photo

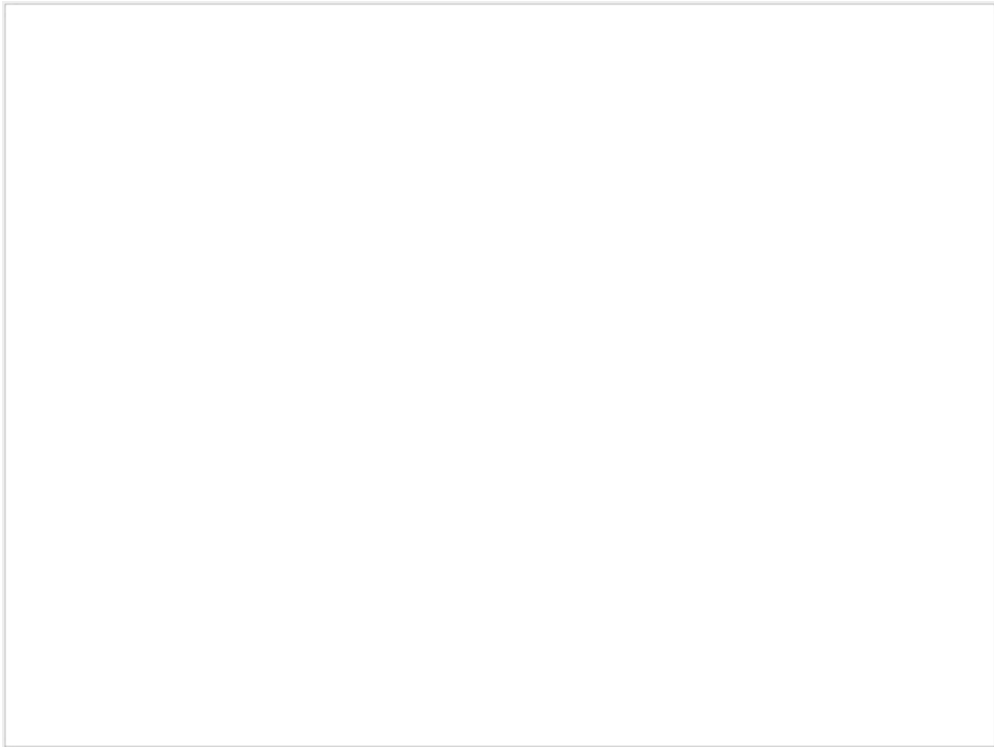


Plat Map

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Main Floor Suites 100 & 150-2

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Location

