

FOR SALE

\$3,350,000 | 16,074 SF | OFFICE/FLEX

4885 WARD ROAD WHEAT RIDGE, CO 80033



OWNER/USER BUILDING WITH INCOME IN-PLACE

DIGBY
COMMERCIAL ADVISORS
15000 W 44TH AVE. SUITE C GOLDEN, CO 80403
720.843.1330 | WWW.DIGBYCOMMERCIAL.COM

TANNER DIGBY, SIOR

President

O: 720.843.1330 Ext. 104

C: 720.402.7578

Tanner@Digbycommercial.com

LAUREN MOYER

Associate Broker

O: 720.843.1330 Ext. 101

C: 720.960.1995

Lauren@Digbycommercial.com

PROPERTY INFORMATION

4885 WARD ROAD
WHEAT RIDGE, CO 80033

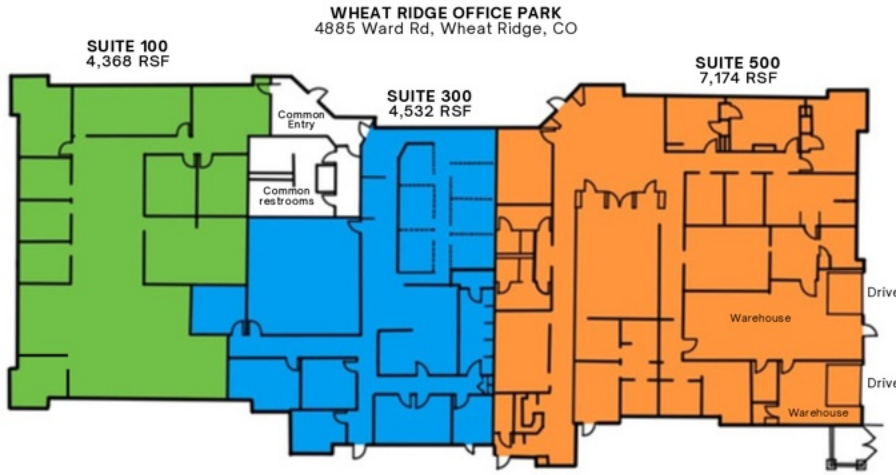


PRICE	\$3,350,000
PRICE PER SF	\$208.41
YEAR BUILT	2001
LOT SIZE	66,100 SF (1.512 AC)
BUILDING SIZE	16,074 SF
SUITES	3
AVAILABLE SUITE: 1/1/27	7,174 SF
TAXES	\$43,121.04
ZONING	C-1 (Wheat Ridge)
PARKING	3.6 1,000
COUNTY	Jefferson
OCCUPANCY	100%

PROPERTY HIGHLIGHTS

- Zoning: C-1 (Wheat Ridge)
- Income in place with 7,174 SF of owner-occupancy space available 1/1/2027
- 1.4 miles from Intermountain Health Lutheran Hospital
- Immediate I-70 access
- NEW ROOF with 20-year Transferable Warranty!



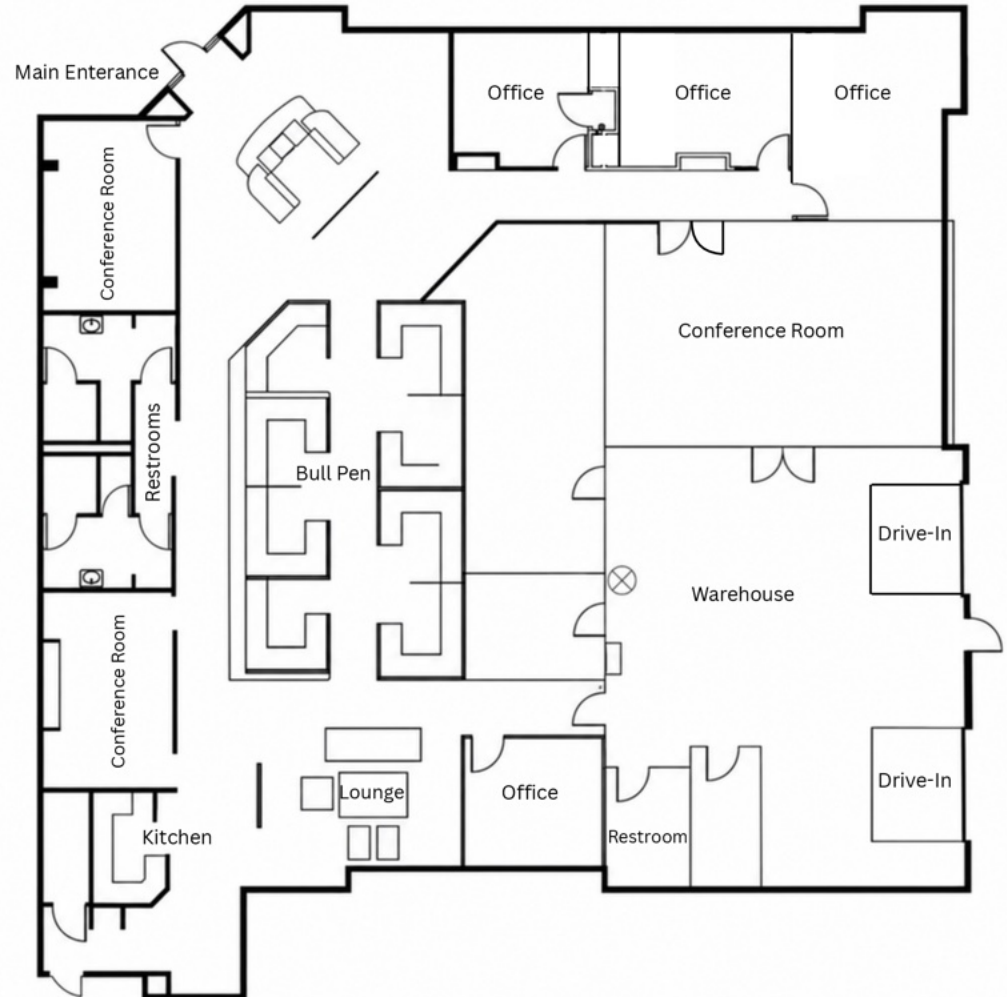


SUITE 100: LEASED THROUGH 9/30/2028
SUITE 300: LEASED THROUGH 8/31/2029
SUITE 500: LEASED THROUGH 12/31/2026



VIRTUAL TOUR

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



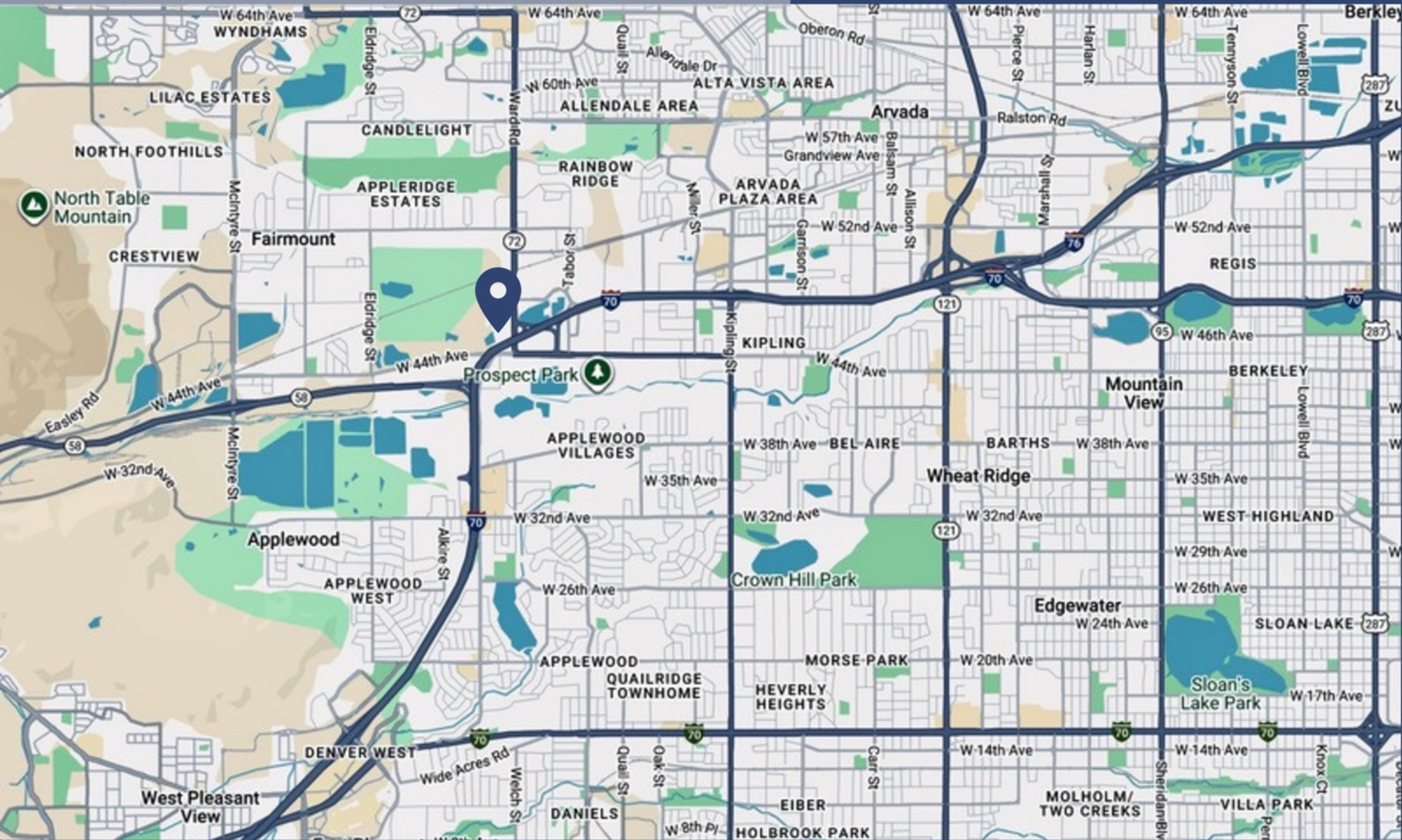
INTERIOR PHOTOS

4885 WARD ROAD
WHEAT RIDGE, CO 80033



LOCATION MAP

4885 WARD ROAD WHEAT RIDGE, CO 80033



©2026 DIGBY COMMERCIAL ADVISORS. THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES RELIABLE BUT HAS NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS. ANY RELIANCE ON THIS INFORMATION IS SOLELY AT YOUR OWN RISK. USE OF THESE IMAGES WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER IS PROHIBITED.

720.843.1330 | 15000 W 44TH AVE. SUITE C, GOLDEN, CO 80403 | WWW.DIGBYCOMMERCIAL.COM