

Arvada Garden Level Office Space

5400 Ward Rd., Bldg. 5, Arvada, CO 80002



For Lease: \$12.00/SF FSG

CURRENT AVAILABILITY and PROPERTY NARRATIVE

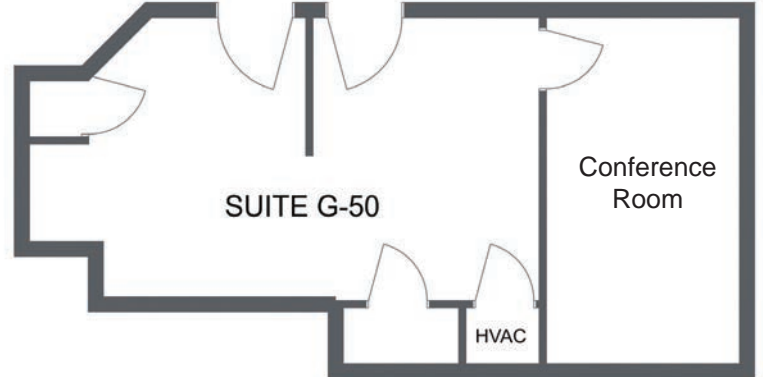
SUITE G-50

Size: 1,092± SF
Layout: One Conference Room and Open Floor Plan

SUITE G-70

Size: 1,395± SF
Layout: Open Floor Plan and One Medium Office

Quality general office suites located in the Northwest Denver Submarket. Available suites are lower level units. Full service gross lease provides in-suite janitorial 2-3 days per week. Lots of nearby retail amenities and nearby proximity to I-70 and RTD G-Line Ward Rd. Light Rail Station.



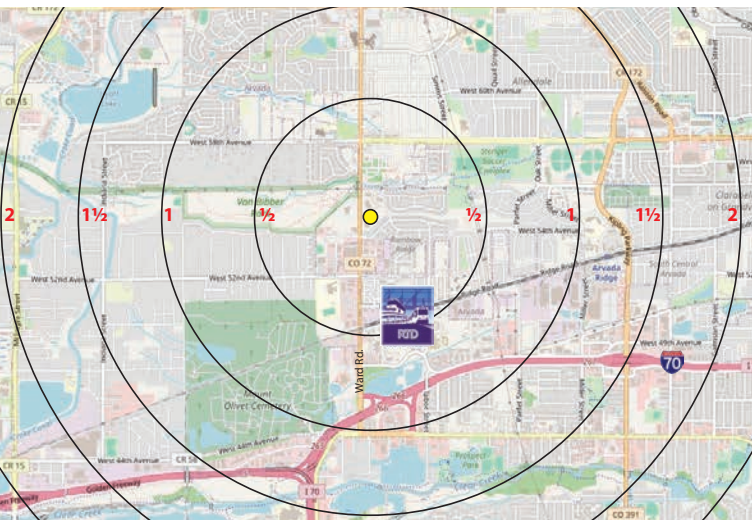
Floorplans provided as a visual reference only and may not be totally accurate.



Suite G-50



Suite G-70



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	7,497	84,588	216,429
Households	3,172	35,390	90,405
Median HH Income	\$120,275	\$104,455	\$99,869
Median Age	41.90	42.70	41.80
Traffic	39,337 vpd - Ward Rd. @ W. 52nd Ave. (2025)		

Source: CoStar 2024