



**ARVADA CLASS A
OFFICE SPACE**

5630 WARD RD
ARVADA, CO

Property Features

- **Class A Office Space** – Immediately Available
- **Large Conference & Training Facility** – Shared Access with Adjacent Tenant
- **Abundant Parking** – Excess Parking Also Available
- **Premier Business Park Location** – With Excellent Signage Opportunity
- **Flexible Open Floor Plan** – Easily Adaptable to Tenant Needs

For more information:



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Property Details

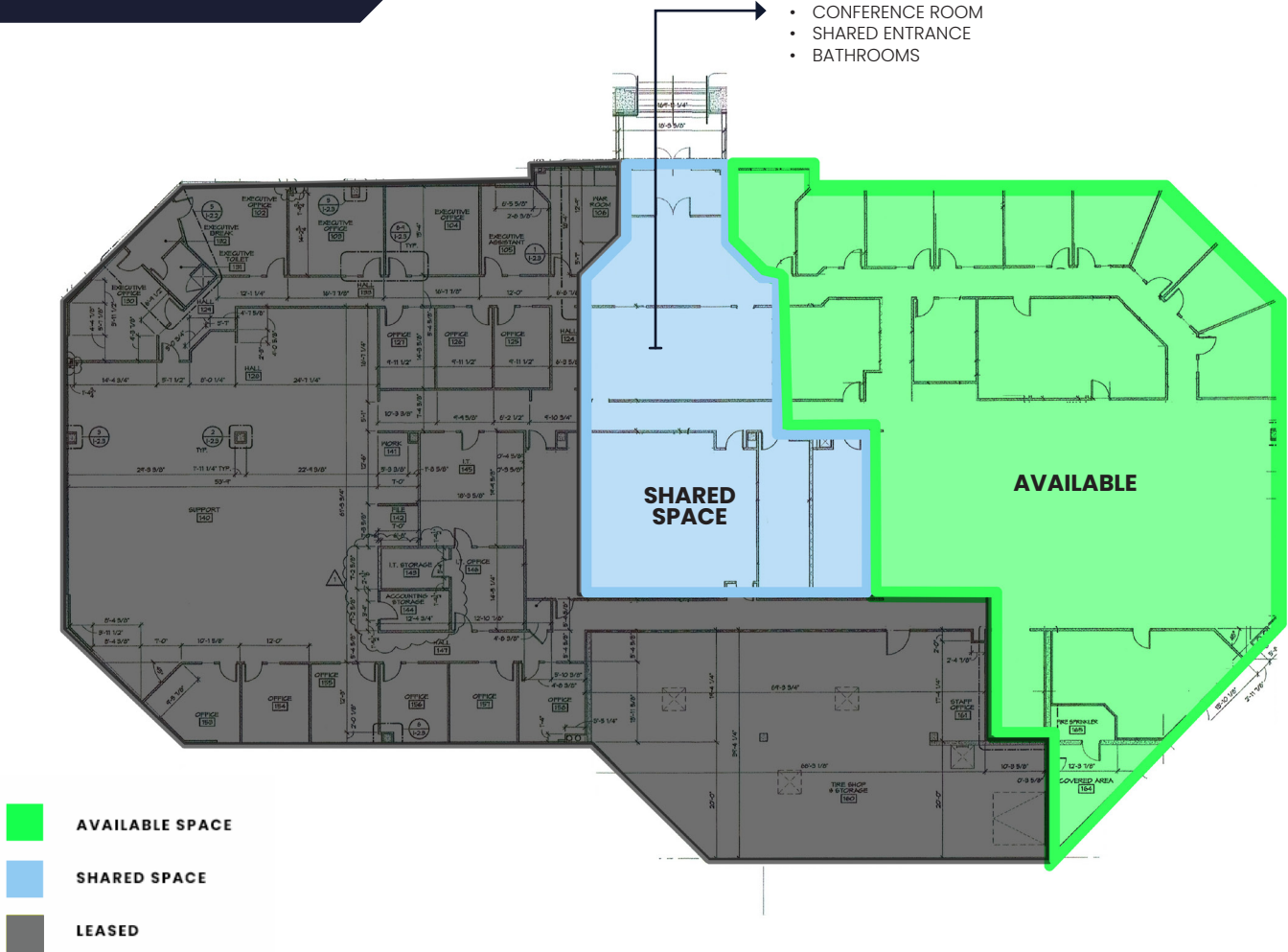
Unit Size:	8,329 SF
Building Size:	21,278 SF
Lease Rate:	\$18.50/SF NNN
NNN Est.:	\$12.71/SF*
Year Built:	2008
Available:	Immediately
Parking:	4.0 / 1,000 SF
Zoning:	P-D (Jefferson County)
*NNNs Include:	Taxes, Insurance, Association Fees, Property Maintenance, Water, Sewer, Trash, Snow

Unique Properties
400 S Broadway | Denver, CO 80209
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- TRAINING ROOM
- CONFERENCE ROOM
- SHARED ENTRANCE
- BATHROOMS



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