



**100% LEASED CLASS A
OFFICE/FLEX CONDO**

5610 WARD RD, #130

ARVADA, CO

Property Features

- **Office/Flex Space:** High-quality construction in a desirable location, ensuring a professional environment.
- **Single-Tenant Triple Net (NNN) Lease:** Tenant responsible for property taxes, insurance, and maintenance, providing stable income.
- **Long-Term Lease Stability:** Recently extended lease through March 31, 2032, with renewal options for reduced vacancy risk.
- **High Image Office Park Setting:** Located in a prestigious office park that enhances corporate image and atmosphere.
- **Attractive Investment Opportunity:** Combines a reputable tenant with a well-structured lease, offering reliable cash flow.

Property Features

Sale Price:	\$1,530,000
Cap Rate:	6.30%
Current NOI:	\$96,478.20
Unit Size:	5,985 SF
Ceiling Height:	10'-18'
Year Built:	2005
Parking:	3.0 Spaces / 1,000 SF
Sprinklered	Yes
Property Type:	Office

For more information:



Brett MacDougall

Senior Vice President

303.512.2736

bmacdougall@uniqueprop.com

Michael DeSantis

Senior Vice President

303.512.1194

mdesantis@uniqueprop.com

Unique Properties

400 S Broadway | Denver, CO 80209

303.321.5888 | UNIQUEPROP.COM

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LEASE SYNOPSIS

Lease Term:	6-Years
Lease Commencement:	4/1/26
Lease End:	3/31/32
Current NOI:	\$96,478.20
Lease Type:	NNN

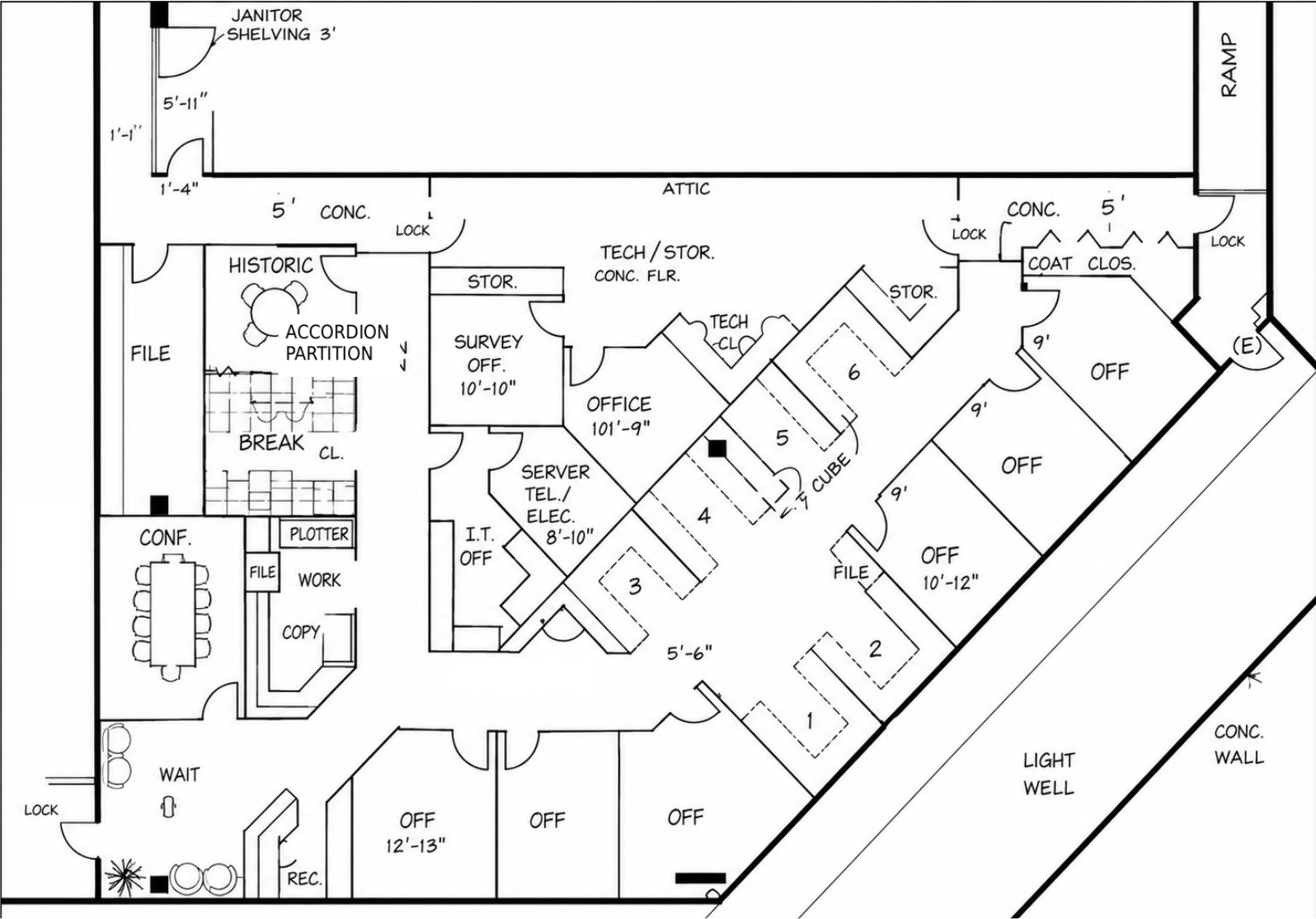
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RENT ROLL

START	END	RATE (\$/SF/YR)	MONTHLY RENT	ANNUAL RENT
4/1/26	3/31/27	\$16.12	\$8,039.85	\$96,478.20
4/1/27	3/31/28	\$16.60	\$8,279.25	\$99,351.00
4/1/28	3/31/29	\$17.10	\$8,528.63	\$102,343.50
4/1/29	3/31/30	\$17.61	\$8,782.99	\$105,395.85
4/1/30	3/31/31	\$18.14	\$9,047.33	\$108,567.90
4/1/31	3/31/32	\$18.68	\$9,316.65	\$111,799.80

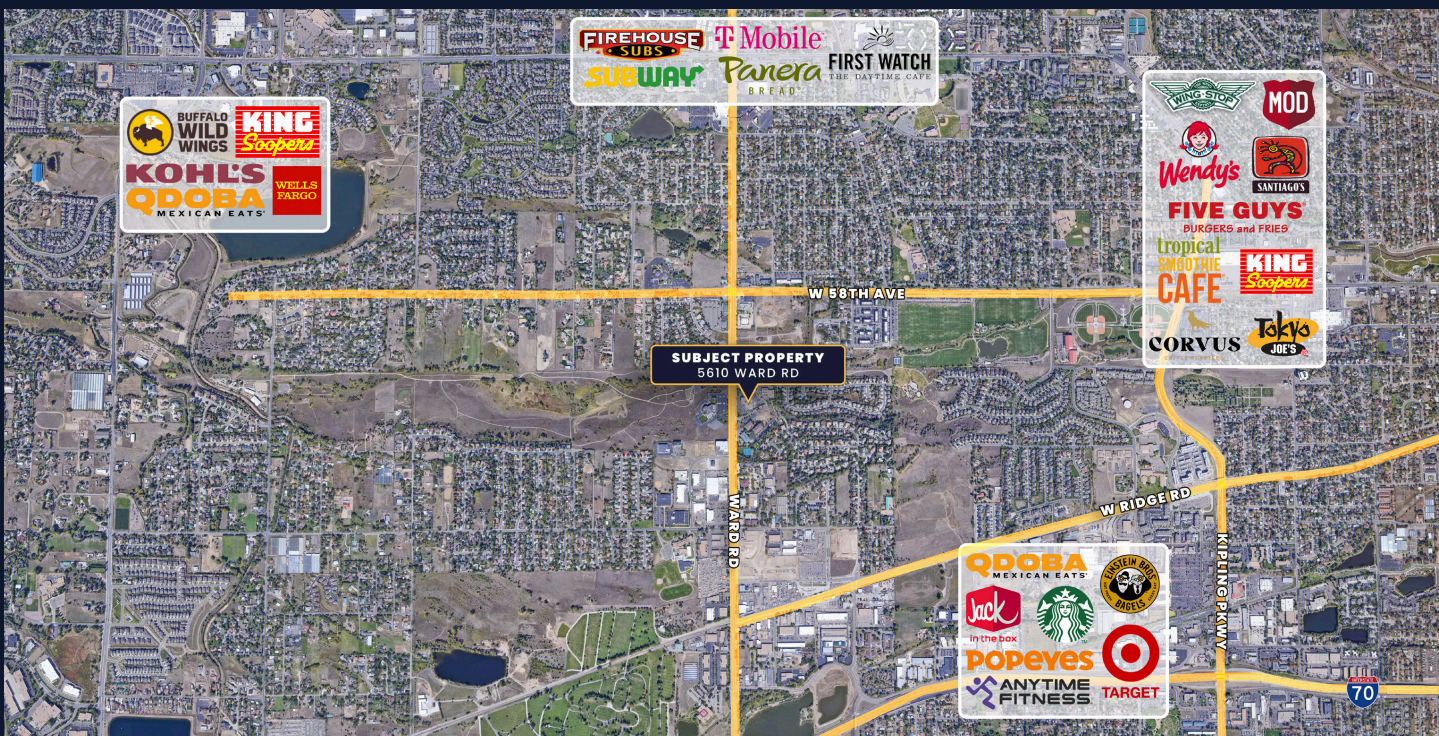
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