

4860

WARD ROAD WHEAT RIDGE
CO 80033

Office Space Available
with Optional Adjacent
Secured Warehouse



FOR LEASE

SUITE 200
2,372 RSF

ADJACENT WAREHOUSE SPACE:
~1,000 SF

**AVAILABLE X
MOVE-IN READY**



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Highlights & Floorplan

SUITE 200 – 2,372 SF

EFFICIENT OFFICE INTENSIVE SPACE

Move-in ready

Large window offices

Three sides of glass

1/2 Mile from I-70

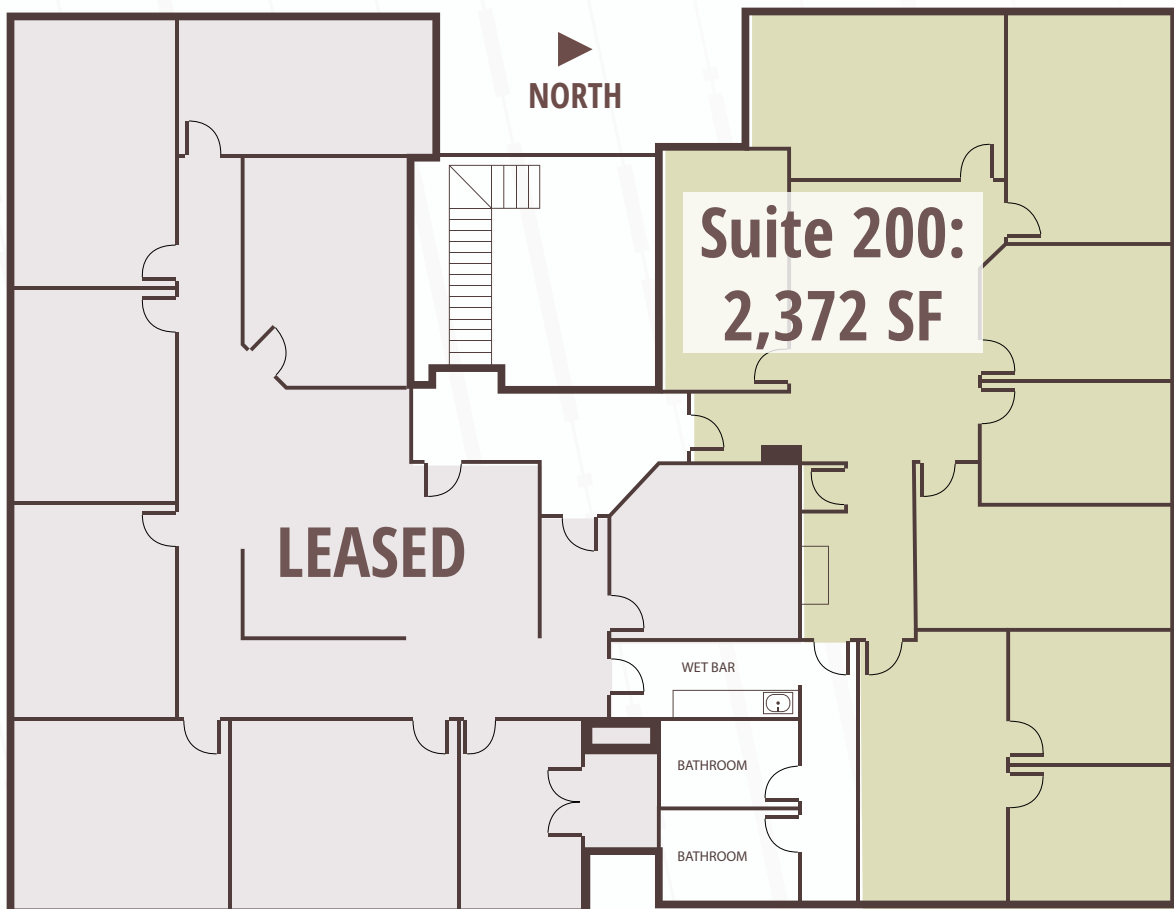
Common area remodel

Ownership onsite

**Walking distance to Wheat Ridge
Ward Light Rail Station**

ONE SUITE REMAINING:

- **Suite 200:** 2,372 SF — Former spec suite with access to shared kitchen
- **Warehouse Space:** Approximately 1,000 SF (not required to lease with office).
- Tenant responsible for suite janitorial service
- **Rate:** \$19.00/SF Modified Gross

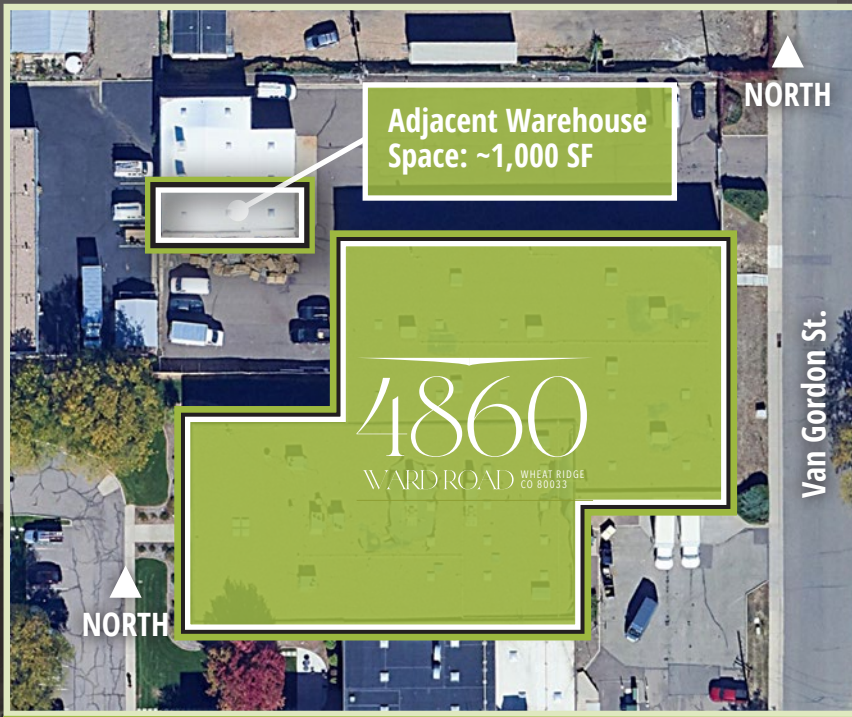


Photos



INTERIOR





Property & Location Overview



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