

DEAN CALLAN
& COMPANY INC

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DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
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OFFICE SPACE FOR LEASE

WARD/70 BUSINESS CENTER
5181 WARD ROAD
WHEAT RIDGE, COLORADO 80033

Move-in ready office space available for lease at Ward/70 Business Center. Ideally located just north of I-70, it provides easy access with only a 3-minute drive to the interstate. Situated on the signalized corner of 52nd and Ward Rd, this property offers visibility and convenience. Enjoy professional upgrades throughout the building, ample free parking, and a strategic location ideal for a variety of office users.

Call us for more information and to set up a tour.

VIRTUAL TOUR
https://youtu.be/TOjQd8SkPfg

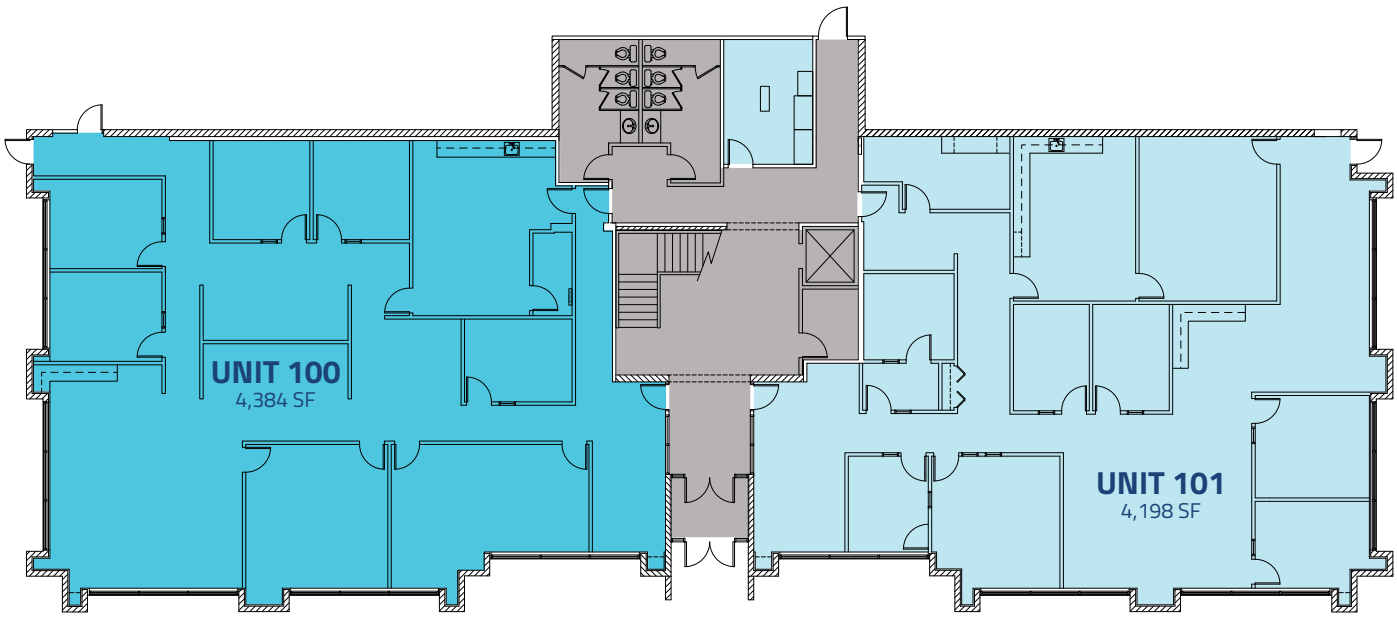
TERMS

Building 5181- Suite 100:	4,384 SF | $16.00 / SF / NNN
Building 5181- Suite 101:	4,198 SF | $16.00 / SF / NNN
Expenses:	$12.07 / SF (Est. 2026) Includes Utilities and In-Suite Janitorial 5 Nights/Week

PROPERTY FEATURES

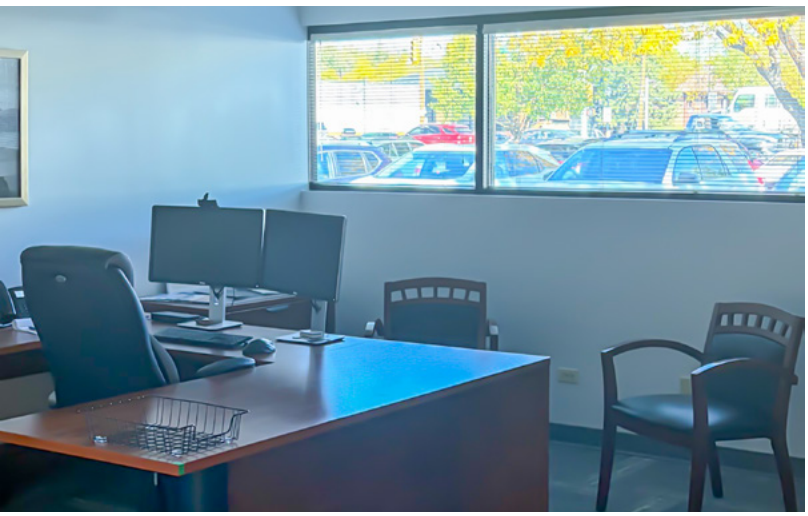
- Office space for lease
- Move-in ready Suites
- High-end contemporary finishes
- Ground-floor suites
- Good access to I-70
- Numerous amenities in the area
- Strong ownership with local, professional management
- Plentiful free parking

BUILDING 5181 - FLOOR PLAN



available leased common area

All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.











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