



DEAN CALLAN
& COMPANY INC

BRIT BANKS
Senior Broker Associate
Direct: 303.945.2020
Cell: 303.903.9775
bbanks@deancallan.com

TORREY PATTERSON
Broker Associate
Direct: 720.826.2291
Cell: 303.514.4559
tpatterson@deancallan.com

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

OFFICE/WAREHOUSE SPACE FOR LEASE

WARD/70 BUSINESS CENTER
5151-5191 WARD ROAD
WHEAT RIDGE, COLORADO 80033

Move-in ready office/warehouse spaces available for lease at 5171 Ward Rd, Wheat Ridge, CO. The available suite offers a 14' clear height in the warehouse and features a convenient drive-in loading door, perfect for businesses needing efficient storage and accessibility. 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 industrial or office users.

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

TERMS

Building 5171- Unit 3:

2,757 SF

Lease Rate:

\$10.98 / SF / NNN

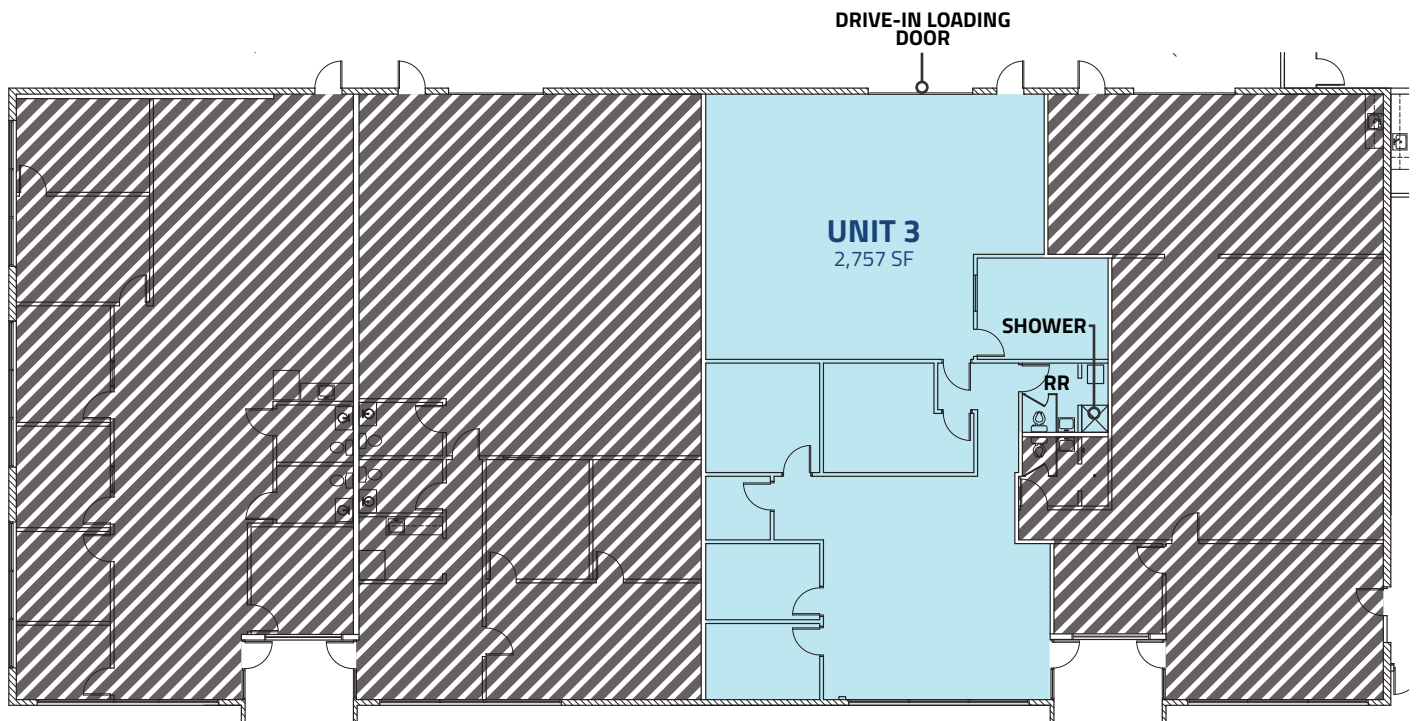
Expenses:

\$4.94 / SF (Est. 2026)

PROPERTY FEATURES

- Office/Flex/Warehouse space for lease
- Move-in ready units
- 14' clear height in warehouses
- Drive-in loading
- Good access to I-70
- Numerous amenities in the area
- Strong ownership with local, professional management
- Plentiful free parking

BUILDING 5171 - FLOOR PLAN

 available  leased

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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