

BARTELL & CO

REAL ESTATE



CLASS A PROFESSIONAL MEDICAL OFFICE FOR LEASE WEST-SIDE ARVADA LOCATION

**4860 WARD ROAD
WHEAT RIDGE, CO 80033**

PROPERTY HIGHLIGHTS

31,300 rsf approx. Total Size

Floor plates: 15,650 rsf

Skylights: available

Hvac: State of the Art Design

Parking: 151 Surface Parking Spaces

Electric: Heavy Power Suitable for Surgical Ctr.

- Custom space plans designed to your needs
- 1/2 block South of New Light Rail Station
- Half mile N of I70 and Ward Road interchange
- Ward Road deceleration lane for access
- Quick access during peak traffic times via frontage road back-route to Kipling
- 7 min to I-70 & Mountains, Hiking, Skiing, ETC Amenities
- 6 min to Town of Golden Restaurants, Hotels and Relaxation
- 6 min to Colorado Mills Outlet Stores, Services and Restaurants

Contact: dan@bartellre.com

BARTELL & CO. REAL ESTATE, LLC | 600 South Cherry Street, Suite 1125 | Denver, Colorado 80246 | **303-753-9100** | www.bartellre.com

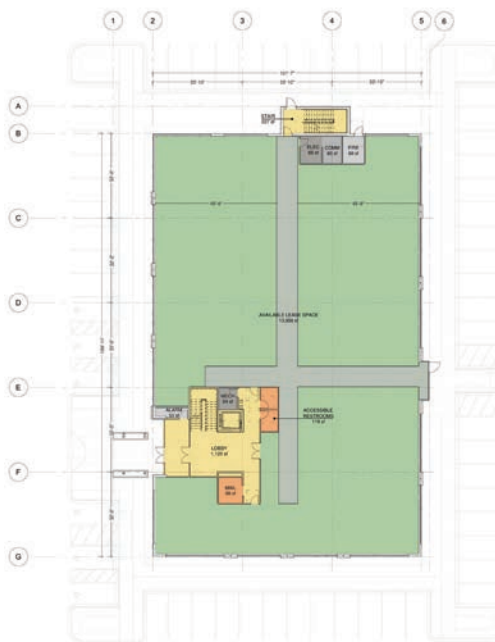
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