

**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

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