

# OFFICE | WAREHOUSE SPACE FOR LEASE

Ward/70 Business Center

5151-5191 Ward Road  
Wheat Ridge, Colorado

Dean  
**Callan**  
& COMPANY, INC.



## AVAILABILITY

AVAILABLE - UNIT 5171-2    2,676 SF    \$2,550/MO GROSS

## PROPERTY FEATURES

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



For more  
information  
please contact

**BRIT BANKS**  
Direct: 303.945.2020  
Cell: 303.903.9775  
bbanks@deancallan.com

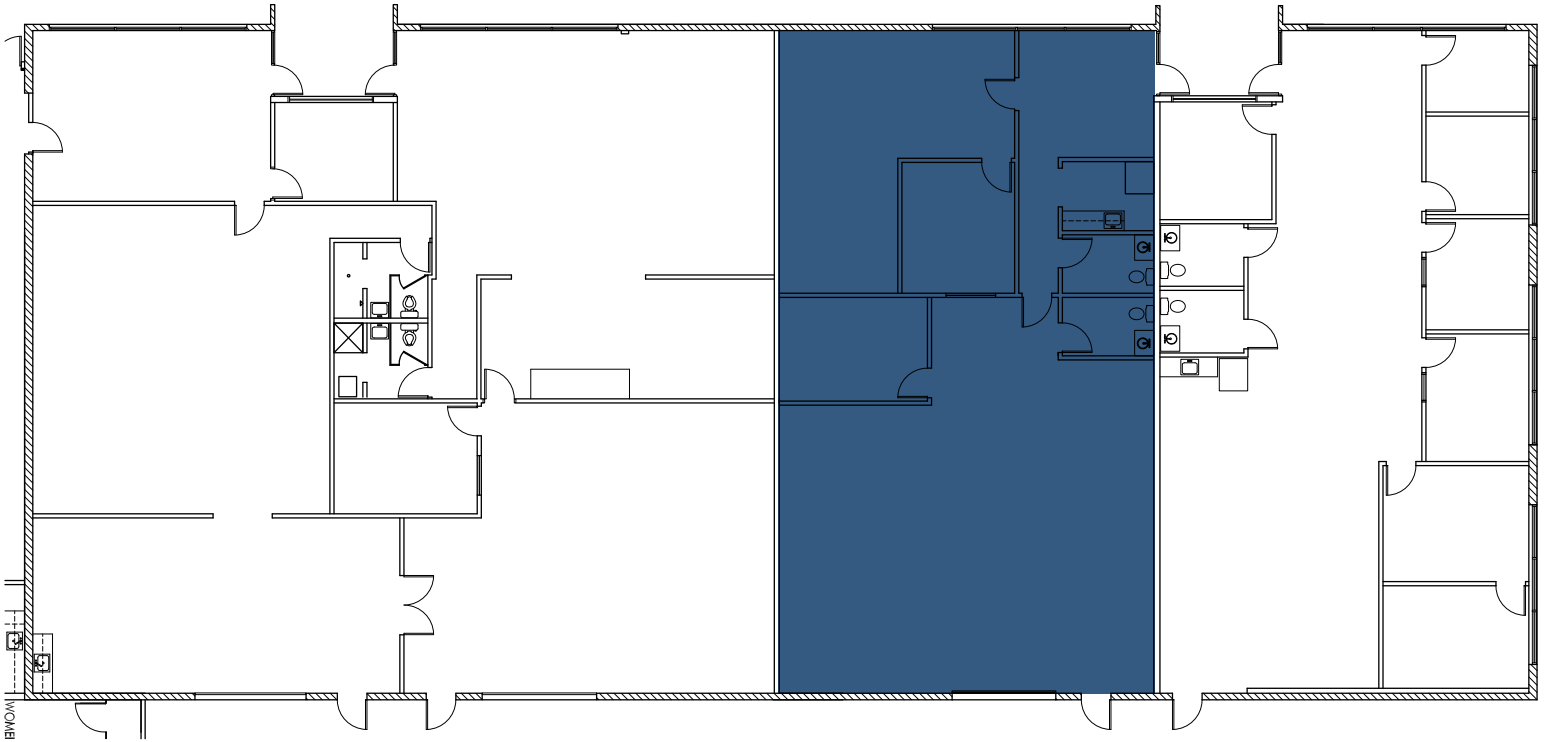
**Dean Callan & Company, Inc.**  
1510 28th Street, Suite 200  
Boulder, Colorado 80303  
303.449.1420  
deancallan.com

AVAILABLE

UNIT 5171-2

2,676 RSF

**BUILDING 5171**



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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