



Office/Retail For Lease

Highlights

- Freestanding Building with Monument Sign
- Off Street Parking
- Direct Exposure to 34,797 VPD (CDOT) on Ward Road

Contact:

Tyler Ryon, SIOR

Principal
+1 720 833 4612
tyler.ryon@colliers.com

Tim Shay

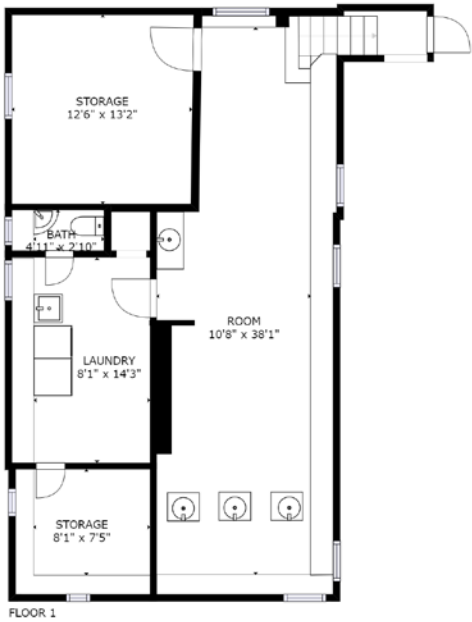
Principal
+1 303 283 4594
tim.shay@colliers.com

4940 Ward Road Arvada, CO 80033

Space Information

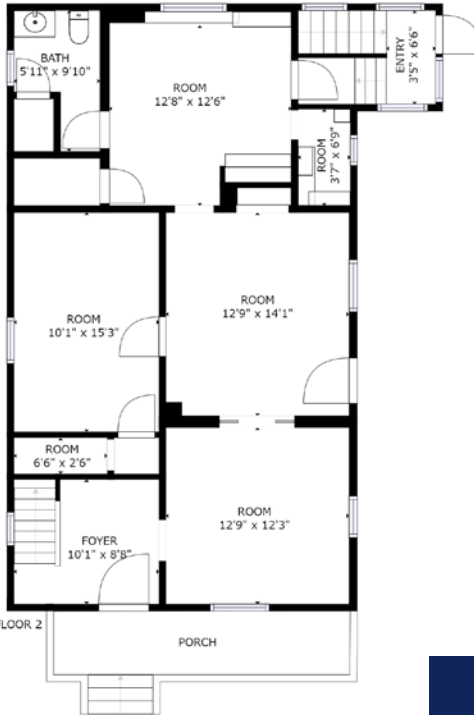
Lease Rate:	\$2,650/Mo MFG
Available SF:	2,601 SF
Office:	100%
County:	Jefferson
Zoning:	PCD

Below Grade - 919 SF



FLOOR 1

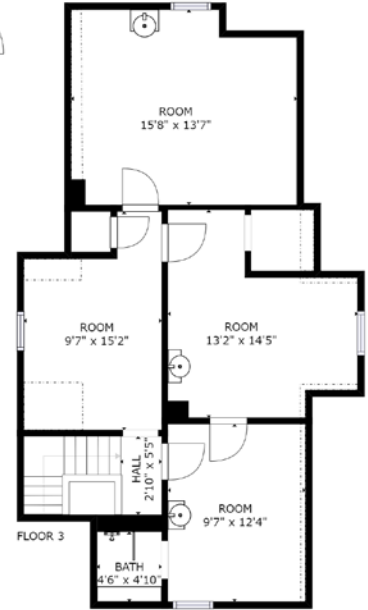
Main Level - 1,000 SF



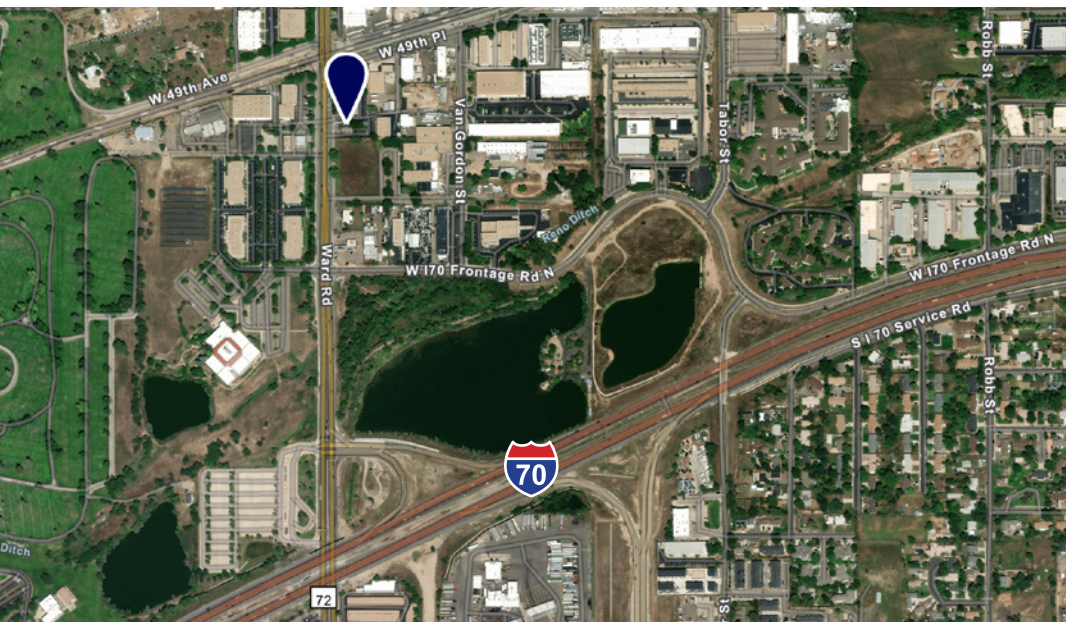
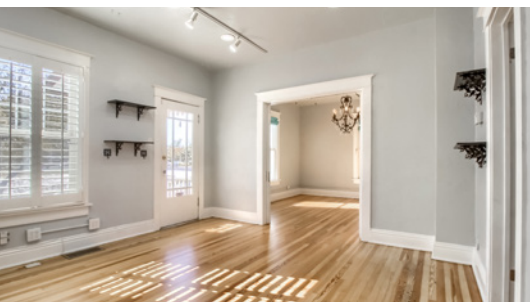
FLOOR 2

PORCH

2nd Level - 682 SF



FLOOR 3



4643 S Ulster St. | Suite 1000
 Denver, CO 80237
 P: +1 303 745 5800
 F: +1 303 745 5888
colliers.com/denver

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.