

FOR SALE OR LEASE



5620 Ward Road

ARVADA, COLORADO 80002

Building Size

20,419 SF

Land Size

0.48 AC (20,697 SF)

Available for Sale

Immediately

Available for Lease

April 1, 2026

Sale Price

Negotiable/Contact Broker

Lease Rate

\$17.00 NNN

Sale Premises

Entire Building

Lease Premises

5,138 RSF



Property Highlights

5620 Ward Road is 20,419 square foot office/flex building boasting a modern and versatile layout, ample parking, and CG zoning. The property offers direct access to Van Bibber Creek open space and bike trail and is located just blocks away from the G Line at the Ward Road Light Rail Station.

Situated in Creekside Business Park just one mile north of I-70, 5620 Ward Road provides unmatched connectivity to Golden and the Rocky Mountain foothills as well as I-70, I-76, C-470, 6th Ave and I-25.

The property is surrounded by a thriving mix of commercial and industrial businesses, making it the perfect launch point for companies seeking visibility, convenience, and growth in the Denver metro area.

For information, please contact:

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NEWMARK

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Zoned
CG (Commercial, General) – City of Arvada

Parking
3.25 : 1,000 SF

Year Built
2005

AVAILABLE FOR LEASE
5,138 RSF



5620 WARD ROAD | ARVADA, COLORADO 80002





Drive Times

WHEAT RIDGE / WARD STATION
3 MINUTES
(0.9 MILES)

DOWNTOWN GOLDEN
10 MINUTES
(6.7 MILES)

DOWNTOWN DENVER
20 MINUTES
(12 MILES)

DENVER INT'L AIRPORT
30 MINUTES
(30 MILES)

COLORADO MILLS
10 MINUTES
(5 MILES)

BOULDER
30 MINUTES
(20 MILES)

For information, please contact: