

FOR SALE

\$3,350,000 | 16,074 SF | OFFICE/FLEX

4885 WARD ROAD WHEAT RIDGE, CO 80033



SELLER FINANCING AVAILABLE!

DIGBY
COMMERCIAL ADVISORS
15000 W 44TH AVE. SUITE C GOLDEN, CO 80403
720.843.1330 | WWW.DIGBYCOMMERCIAL.COM

TANNER DIGBY, SIOR
President
O: 720.843.1330 Ext. 104
C: 720.402.7578
Tanner@Digbycommercial.com

LAUREN MOYER
Associate Broker
O: 720.843.1330 Ext. 101
C: 720.960.1995
Lauren@Digbycommercial.com

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PROPERTY INFORMATION

4885 WARD ROAD
WHEAT RIDGE, CO 80033



| | |
|---------------|----------------------|
| PRICE | \$3,350,000 |
| NOI | \$242,776 |
| CAP RATE | 7.25% |
| YEAR BUILT | 2001 |
| LOT SIZE | 66,100 SF (1.512 AC) |
| BUILDING SIZE | 16,074 SF |
| SUITES | 3 |
| TAXES | \$43,121.04 |
| ZONING | C-1 (Wheat Ridge) |
| PARKING | 3.6 1,000 |
| COUNTY | Jefferson |
| OCCUPANCY | 100% |

PROPERTY HIGHLIGHTS

- Zoning: **C-1** Wheat Ridge
- Income in place with potential owner-occupancy
- Seller Financing Available
- 1.4 miles from Intermountain Health Lutheran Hospital
- Immediate I-70 access
- **NEW ROOF!**





4885 Ward Road is ideally positioned in the heart of Wheat Ridge, Colorado, offering easy access to both Downtown Denver and the Colorado Front Range. Located minutes from I-70, I-76, and Hwy-58, the property provides seamless connectivity throughout the Denver metropolitan area.

Surrounded by established retail, dining, and service amenities, the location supports convenience for employees and clients alike. The balance of central access and proximity to outdoor recreation makes Wheat Ridge a highly desirable submarket for businesses seeking long-term stability, talent attraction, and quality of life.

With its strategic positioning and amenity-rich surroundings, 4885 Ward Road presents an exceptional opportunity to operate and grow in one of Denver's most accessible and livable markets.

RENT ROLL

4885 WARD ROAD
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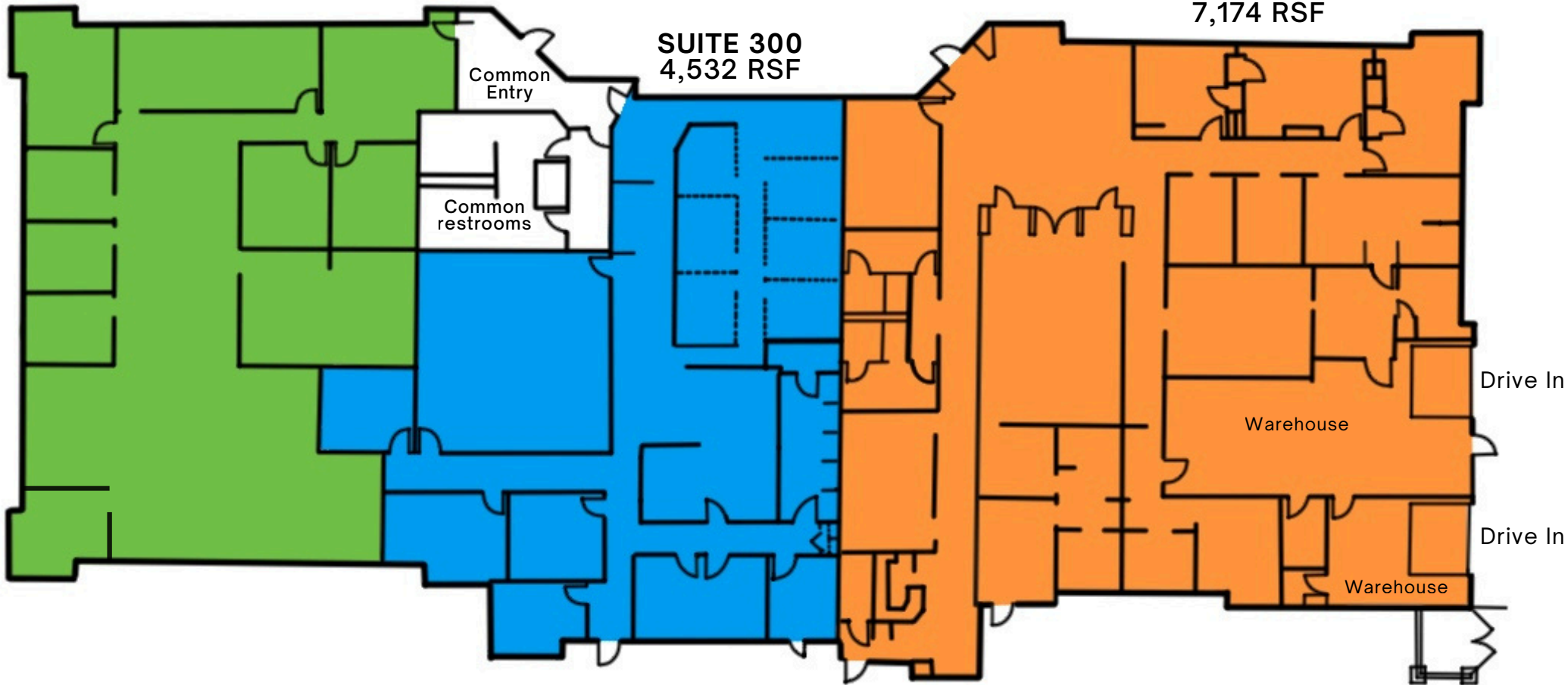
| UNIT | SF | TENANT | LEASE COMMENCEMENT | LEASE TERMINATION | BASE LEASE RATE | ESCALATION | RENEWAL |
|------|-------|-----------------------------|-----------------------|----------------------|--------------------|------------|---------------|
| 100 | 4,368 | RG and Associates, LLC | 4/12/2013 | 9/30/2028 | \$5,237.28 | \$5,362.98 | NO |
| 300 | 4,532 | Synetic Systems Inc. | 8/22/2023 | 8/31/2029 | \$4,532.00 | \$4,735.94 | TWO, ONE YEAR |
| 500 | 7,174 | Acuity Brands Lighting, Inc | 2/7/2012 | 5/31/2026 | \$10,462.08 | N/A | YES. VACATING |

WHEAT RIDGE OFFICE PARK 4885 Ward Rd, Wheat Ridge, CO

SUITE 100
4,368 RSF

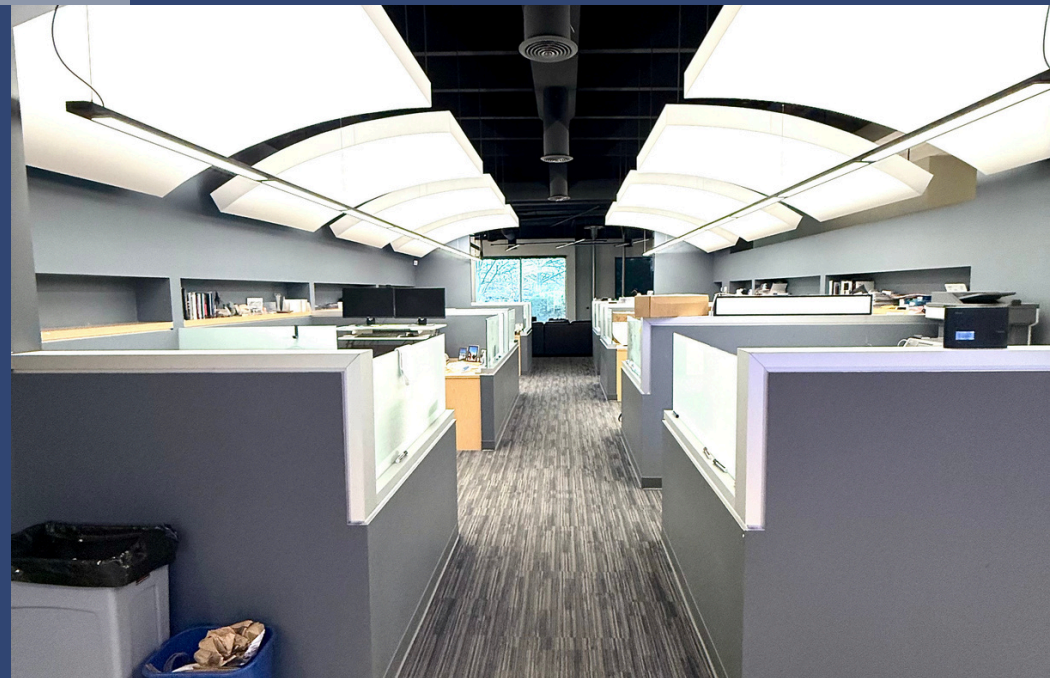
SUITE 500
7,174 RSF

SUITE 300
4,532 RSF



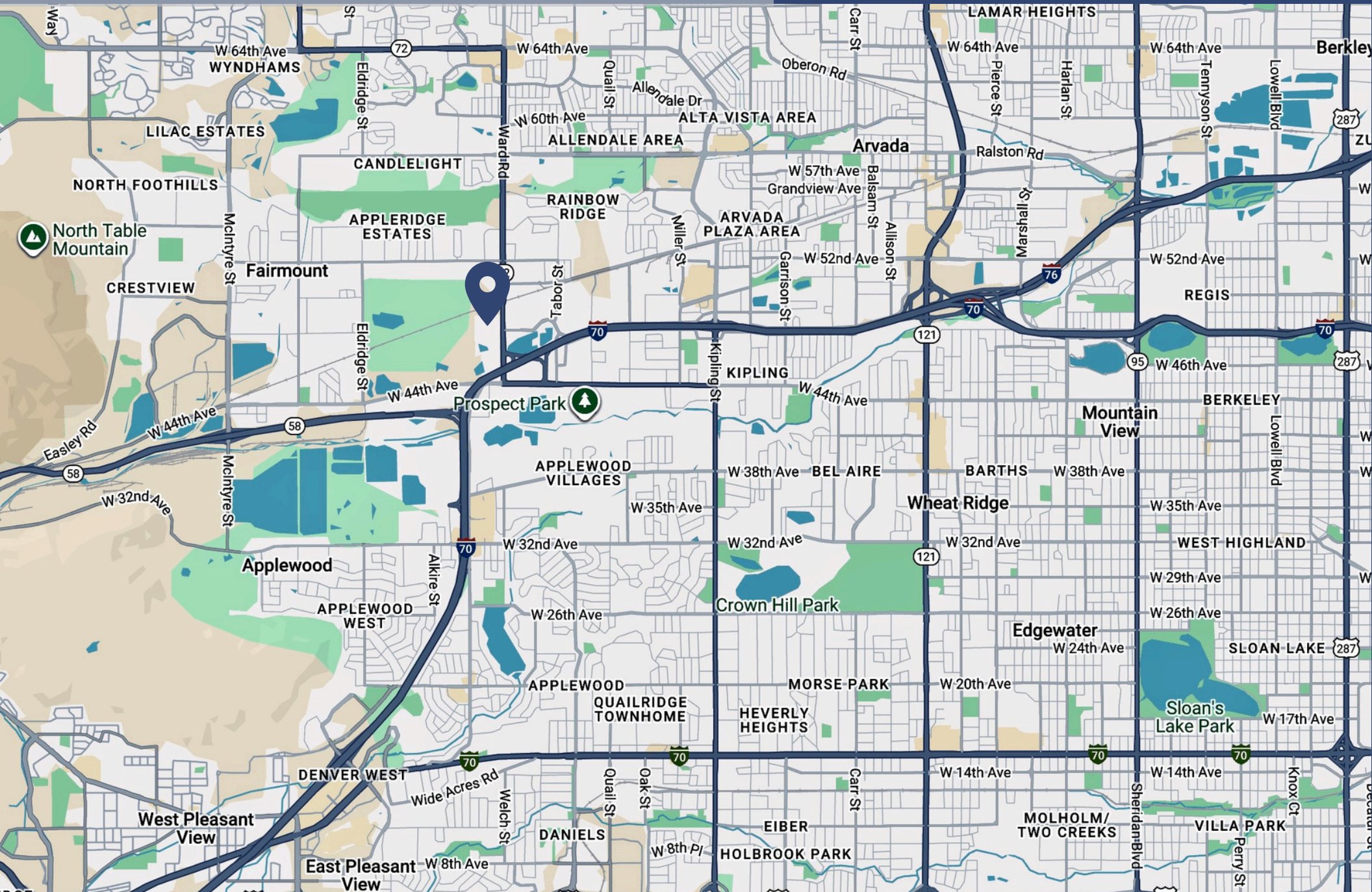
INTERIOR PHOTOS

4885 WARD ROAD
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LOCATION MAP

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