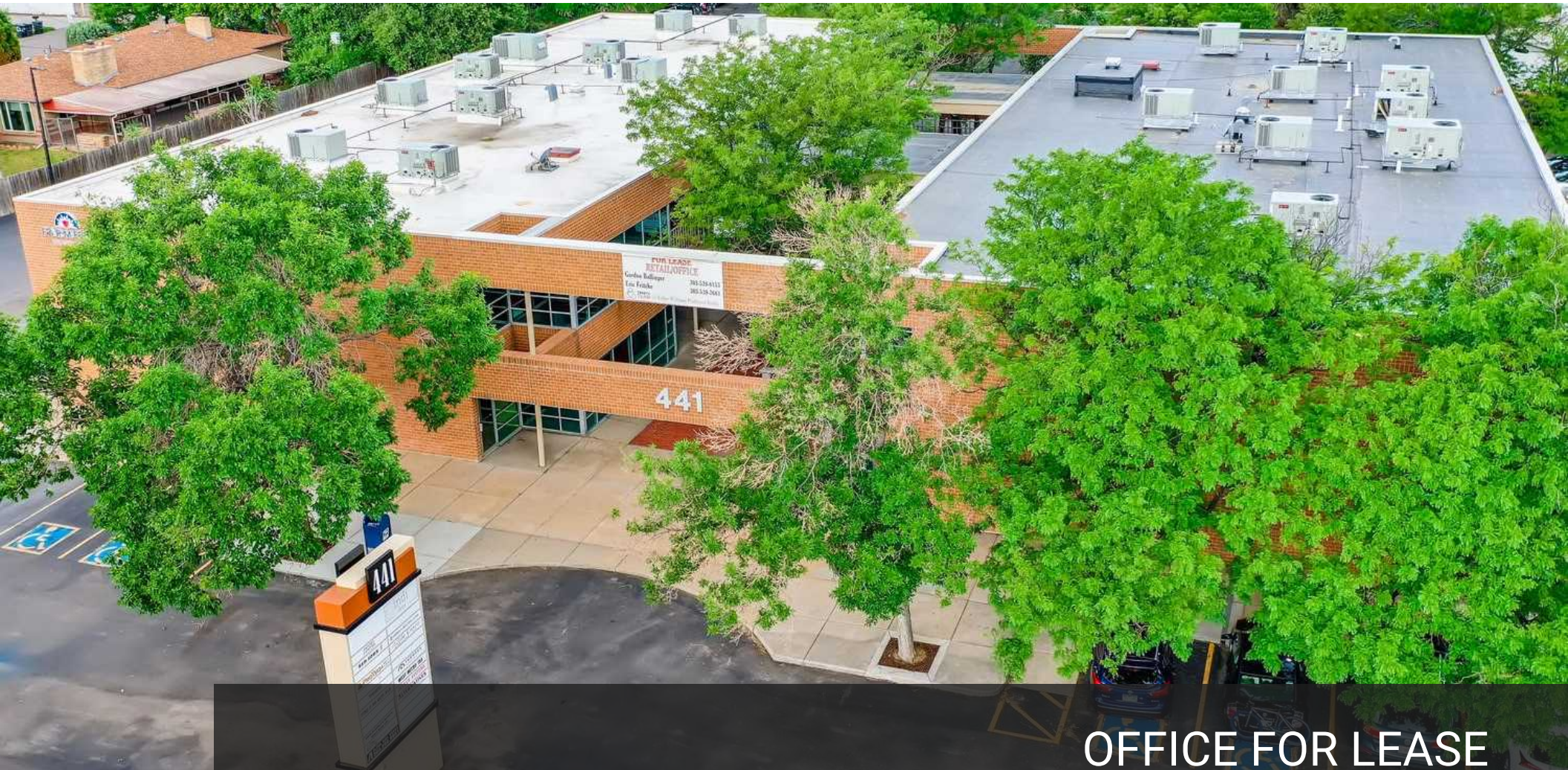


OFFICE FOR LEASE

441 WADSWORTH BLVD

441 WADSWORTH BOULEVARD, LAKEWOOD, CO 80226



OFFICE FOR LEASE

TRINITY TEAM @ KELLER WILLIAMS

11859 PECOS ST., Suite #200
Westminster, CO 80234



Each Office Independently Owned and Operated

PRESENTED BY:

ERIC FRITZKE

Commercial Broker

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C: (720) 300-6363

eric@trinityteamre.com

GORDON BALLINGER

Commercial Broker

O: 303-539-8153

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DISCLAIMER

441 WADSWORTH BOULEVARD



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EXECUTIVE SUMMARY

441 WADSWORTH BOULEVARD



OFFERING SUMMARY

LEASE RATE:	\$10.00 s/f
AVAILABLE SF:	320 S/F
LEASE TERM:	Negotiable
NNN:	\$6.67s/f
YEAR BUILT:	1980
ZONING:	C-2

PROPERTY OVERVIEW

Solid office building Located on Wadsworth Blvd just S. of 6th Ave. with high traffic counts and a wonderful location that make it an ideal area for service businesses and retail businesses.

Conveniently located just off of 6th Ave. A convent location to access Downtown Denver and the Front Range. Surrounded by shopping, dining, parks & recreation. Lakewood has a diverse economy, while the largest employers are government. Companies based in Lakewood include Einstein Bros. Bagels, FirstBank, and The Integer Group.

PROPERTY HIGHLIGHTS

- Great exposure - On Wadsworth Blvd.
- Easy Access to Downtown Denver & Front Range - Just South of 6th Ave
- Monument Sign
- Interior courtyard
- Parking 140 free Surface Spaces are available; Ratio of 4.36/1,000 SF
- Elevator Access

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PROPERTY PHOTOS

441 WADSWORTH BOULEVARD



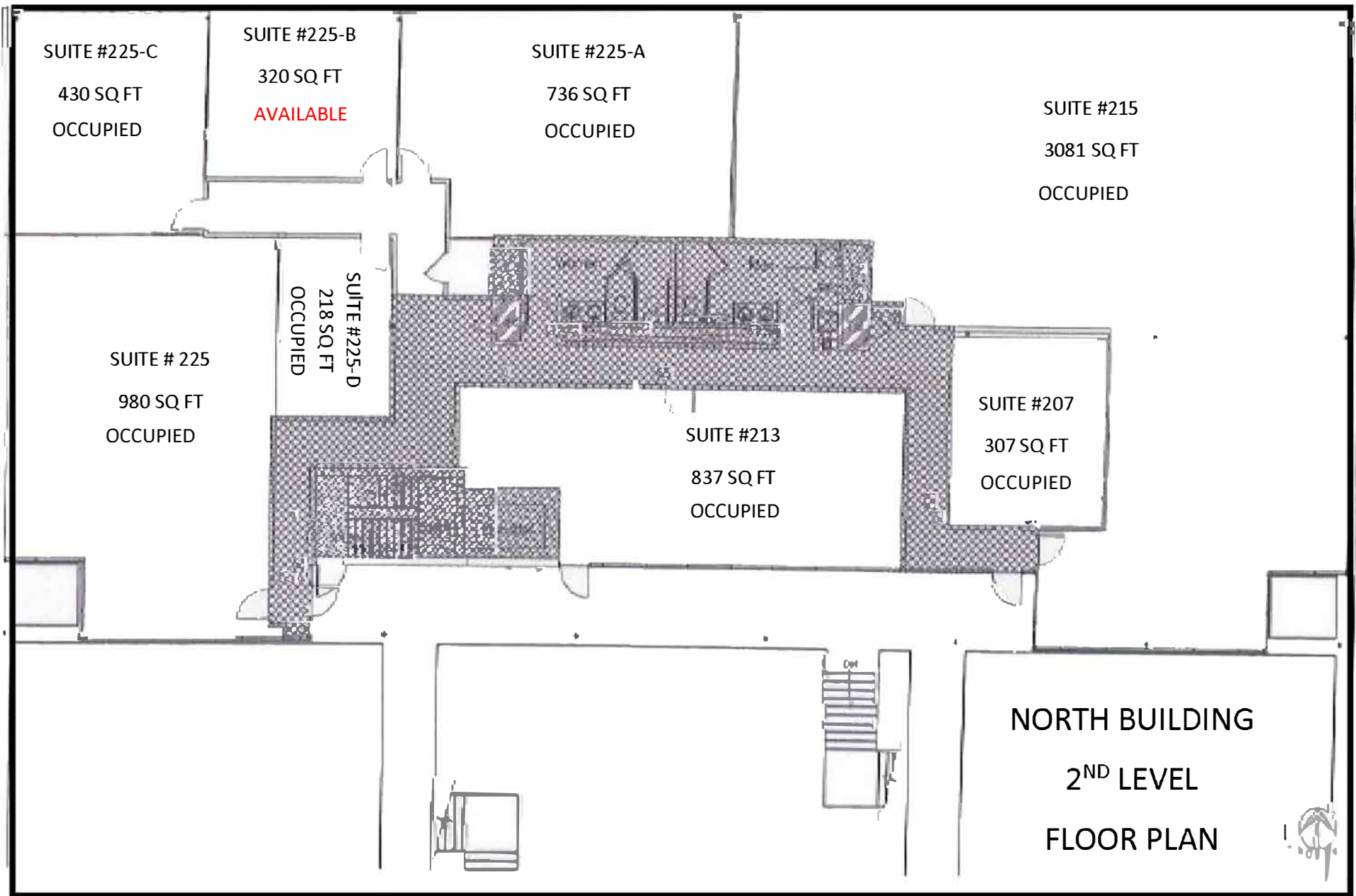
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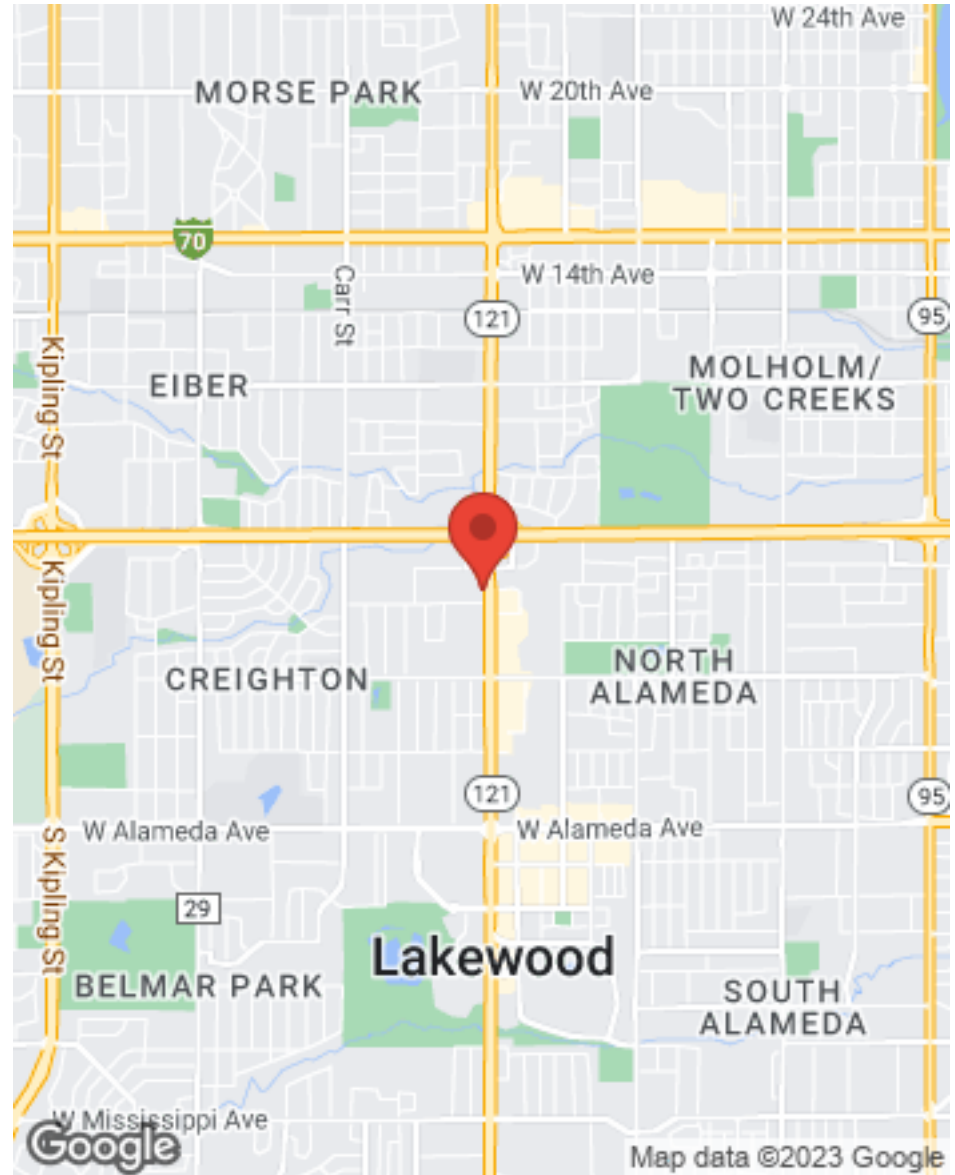
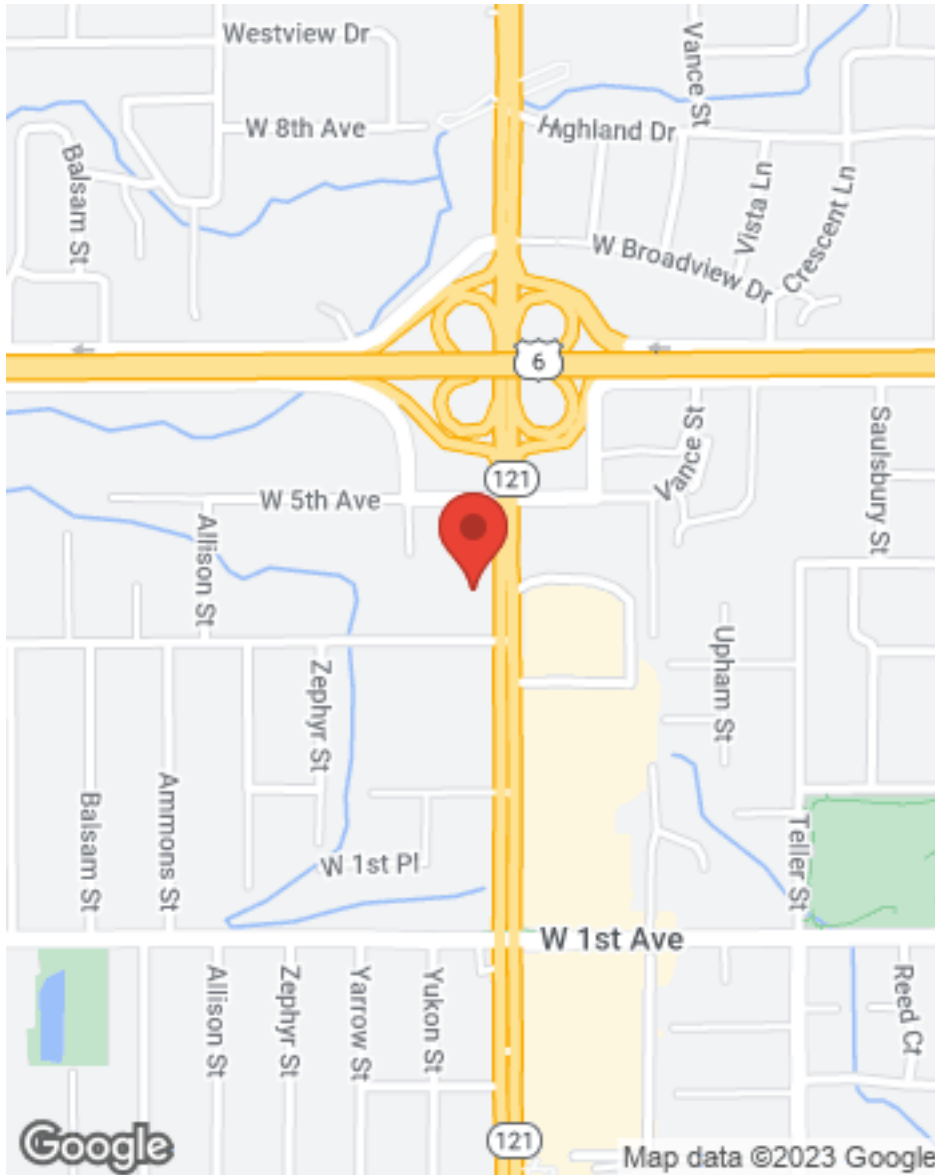


NORTH BUILDING
2ND LEVEL
FLOOR PLAN



LOCATION MAPS

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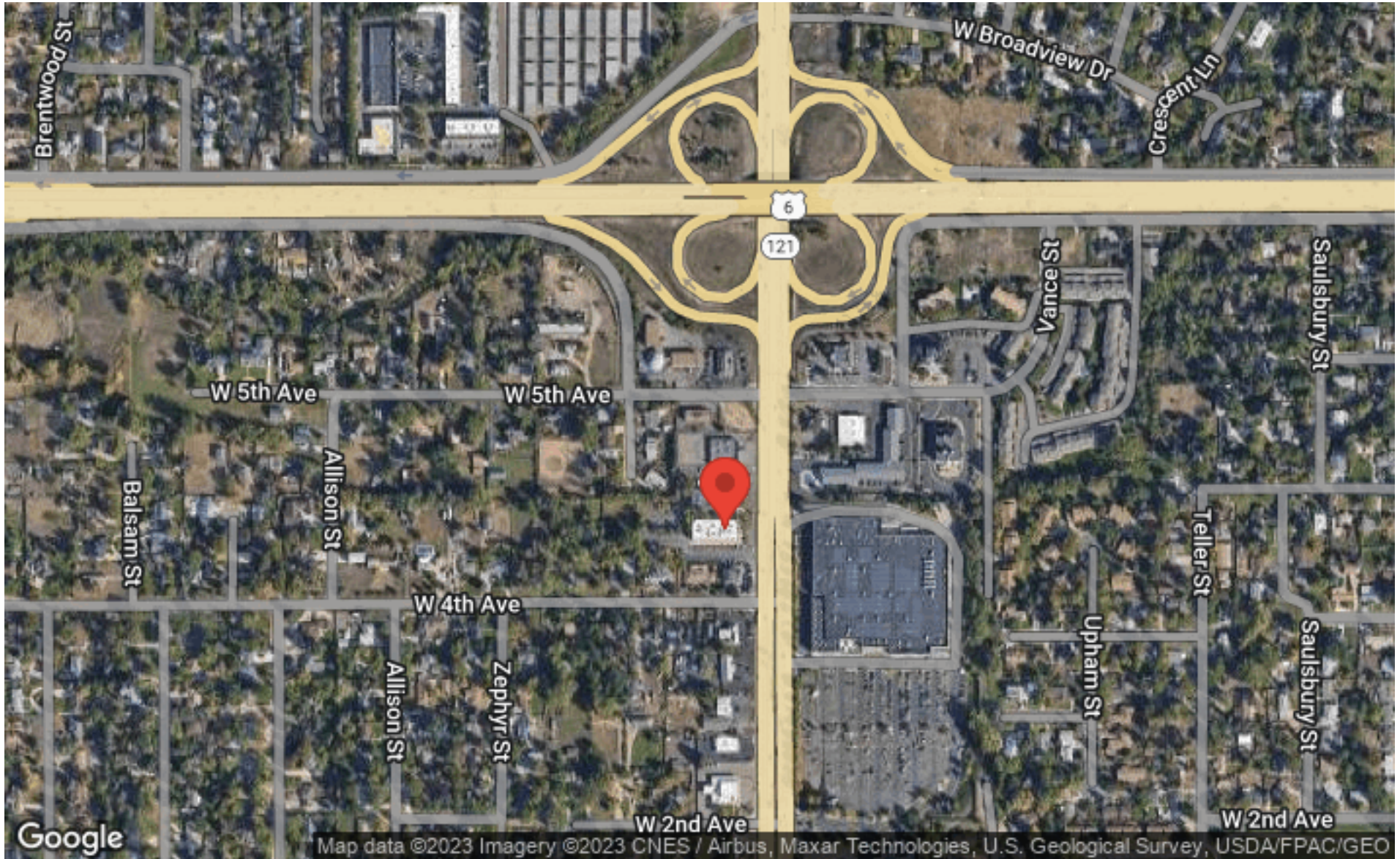
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AERIAL MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	7,389	71,122	184,182
Female	7,557	71,190	185,466
Total Population	14,946	142,312	369,648

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,662	30,051	73,545
Ages 15-24	1,828	17,815	42,925
Ages 55-64	1,796	16,368	45,044
Ages 65+	2,503	20,458	57,274

Race	1 Mile	3 Miles	5 Miles
White	12,121	106,831	288,678
Black	174	1,354	4,306
Am In/AK Nat	70	999	2,167
Hawaiian	N/A	7	26
Hispanic	4,784	66,272	148,546
Multi-Racial	5,086	63,590	137,680

Income	1 Mile	3 Miles	5 Miles
Median	\$56,934	\$45,920	\$48,219
< \$15,000	642	7,979	21,100
\$15,000-\$24,999	866	7,620	18,689
\$25,000-\$34,999	554	6,932	17,220
\$35,000-\$49,999	860	8,881	23,348
\$50,000-\$74,999	1,220	11,505	30,077
\$75,000-\$99,999	905	5,841	17,451
\$100,000-\$149,999	820	5,154	16,260
\$150,000-\$199,999	147	1,183	5,011
> \$200,000	51	606	3,810

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,672	60,828	169,238
Occupied	6,143	56,769	157,439
Owner Occupied	3,472	30,244	87,421
Renter Occupied	2,671	26,525	70,018
Vacant	529	4,059	11,799

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