



www.ModernRECommercial.com

4251 Kipling Street, Suite 150  
Wheat Ridge, CO 80033

# FOR LEASE | MISSON TRACE OFFICE BUILDING

## 3333 S Wadsworth Blvd, Lakewood, CO 80227



### Building Information

**Lease Rate** | \$19.00 - \$19.50/SF FSG  
**Excellent Rates + Free Rent**

### Space Available

- Suite 100 | 7,700 RSF  
(Contiguous to suite 101- up to 10,234/RSF)
- Suite 116 | 1,341 RSF
- Suite 125 | 3,046 RSF
- Suite 150 | 895 RSF
- Suite 205 | 947 RSF
- Suite 214 | 1,060 RSF
- Suite 310 | 2,215 RSF (Dental Space)
- Suite 318 | 1,700 RSF  
\$500/mo/office (spec suite)  
3 shared offices available
- Suite 333 - 1352 RSF
- Basement | 30,000 RSF

### Medical Spaces Available

- Suite 310 | 2,215 RSF, Dental Space  
(orthodontist)

**Parking** | Ample off-street parking

**Elevator** | Yes

### Building Highlights

- Mixed Use Office-Retail Center Anchored by Natural Grocers
- Easy accessibility from S Wadsworth
- Close proximity to Highway 285
- Small Load Factor 17%
- Move-In Ready Suites
- Common Area Renovations Underway
- Storage in the basement of the building
- Common area conference room(s)

**Rick Giarratano**  
303.332.3952  
rick.giarratano@gmail.com

**Mike Lindquist**  
303.579.0057  
mikelindquist2018@gmail.com

**David Schwab**  
719.229.7910  
dwschwab@msn.com

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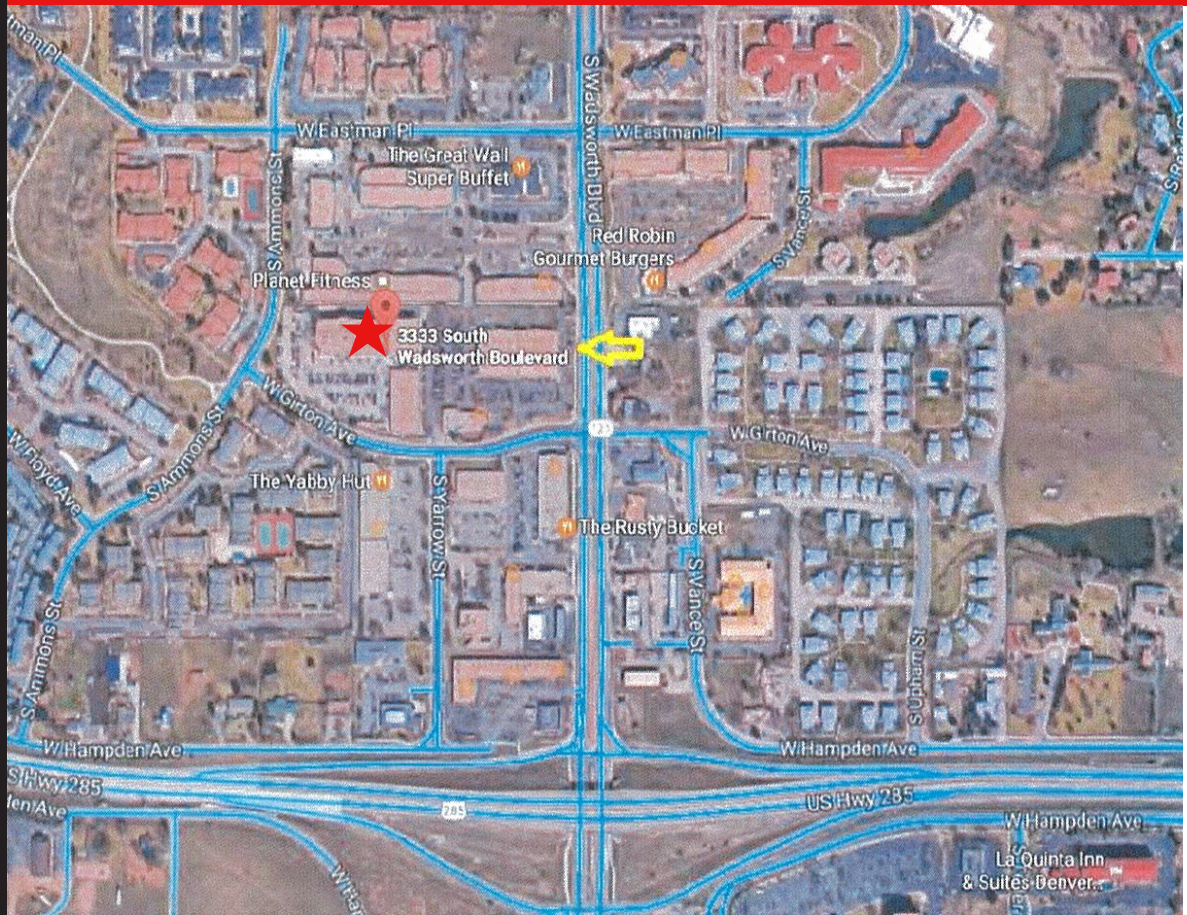


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### Suite Availability

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- Suite 125 | 3,046 RSF
- Suite 150 | 895 RSF
- Suite 205 | 947 RSF
- Suite 214 | 1,060 RSF
- Suite 310 | 2,215 RSF (Dental Space)
- Suite 318 | 1,700 RSF
  - \$500/mo/office (spec suite)
  - 3 shared offices available
- Suite 333 - 1352 RSF
- Basement | 30,000 RSF

### Medical Spaces Available

- Suite 310 | 2,215 RSF, Dental Space (orthodontist)

### Location Highlights

- Great walkable local restaurants and retail shops
- Excellent accessibility from Highway 285 and Wadsworth
- Fitness center and common conference areas on site
- Close proximity to recreational areas:
  - Lakewood Sister Park
  - Bear Creek Trail
- 12-14' ceiling heights, former Colorado Athletic Club, suitable for a swim school, bowling, martial arts, physical therapy or medical imaging





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# FOR LEASE | MISSION TRACE OFFICE BUILDING

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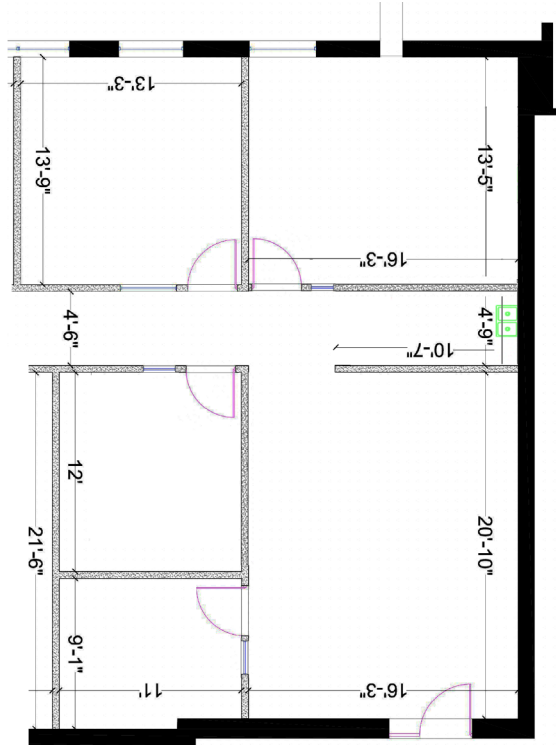
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# FOR LEASE | MISSON TRACE OFFICE BUILDING

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### Suite 116 - 1,341 RSF



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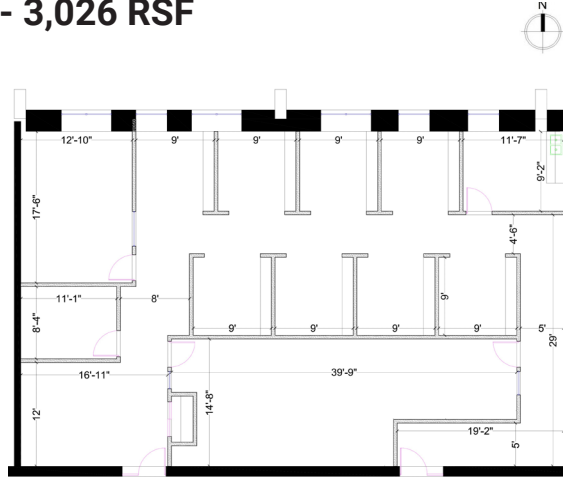
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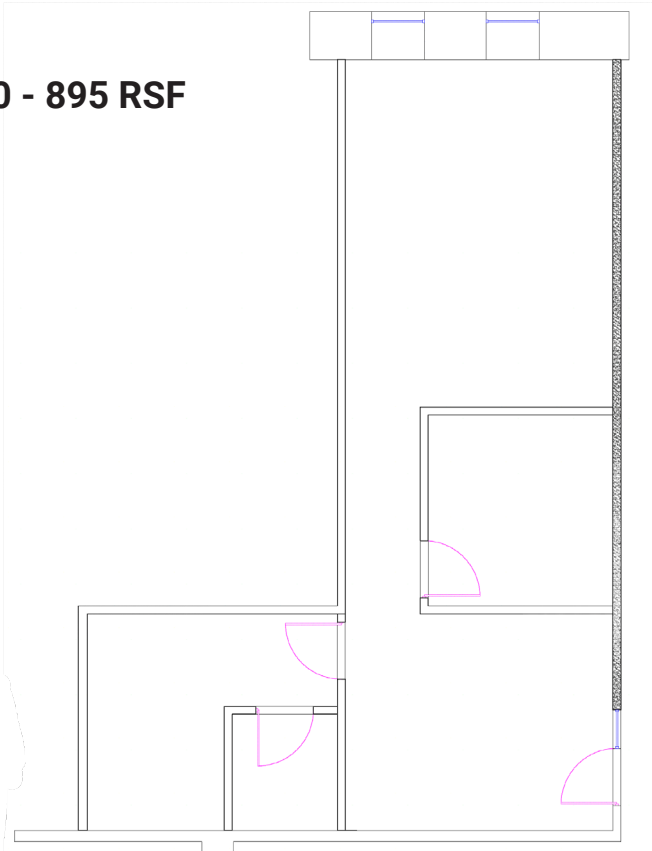
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### Suite 125 - 3,026 RSF



### Suite 150 - 895 RSF



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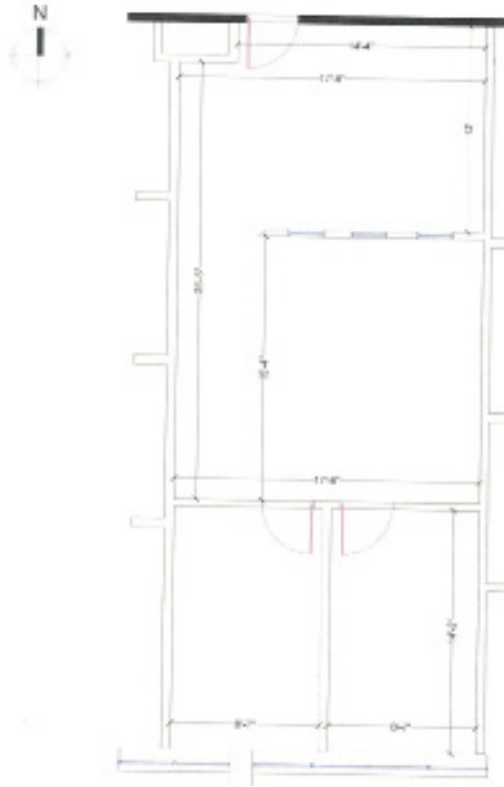
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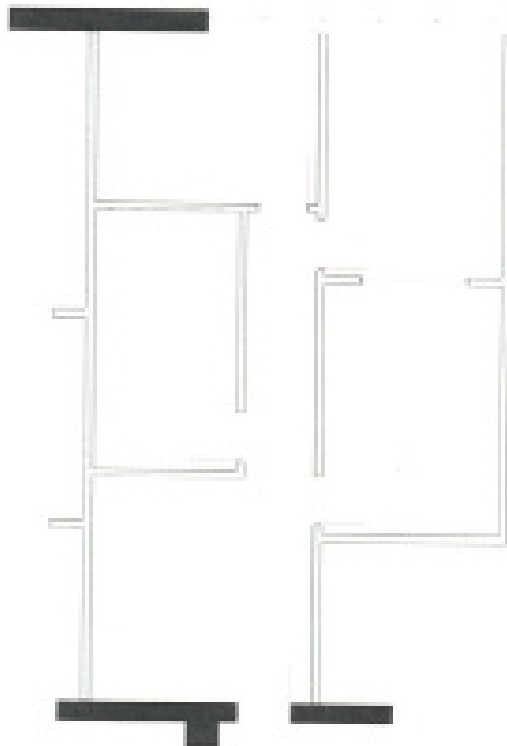
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## Suite 205 - 947 RSF



## Suite 214 - 1,060 RSF



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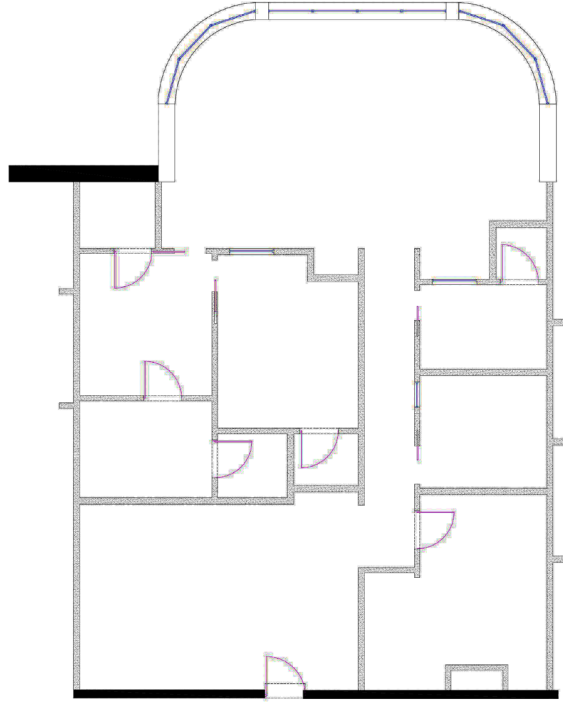
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## Suite 310 - 2,215 RSF



### Dental Space

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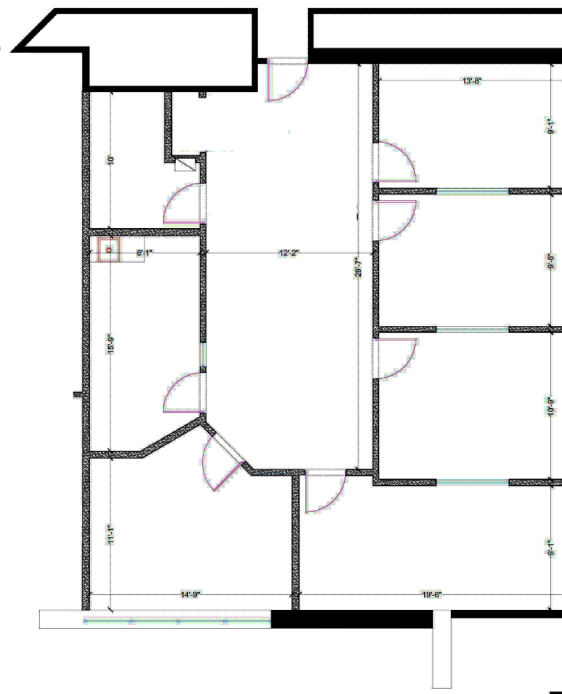
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## Suite 318 - 1,700 RSF



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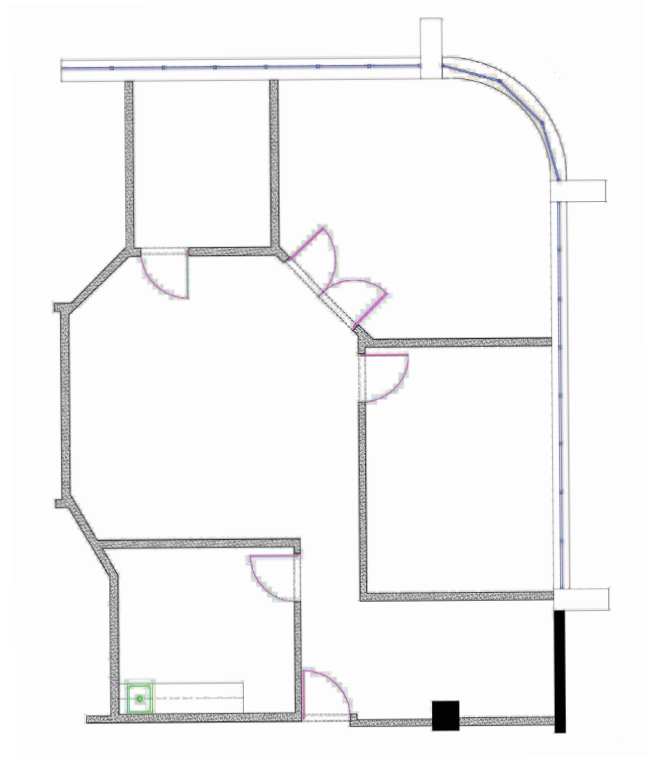
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**Suite 333 - 1,352 RSF**



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