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Wheat Ridge Office Lease Available

6990 W. 38th Ave., Wheat Ridge, CO 80033

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DRONE VIDEO



For Lease \$20.00/SF FSG

BUILDING OVERVIEW

Building SF:	19,589± SF
Lot Size:	1.19± Acre
YOC:	1981
Parking:	70 Surface Spaces

AVAILABLE SUITES

Suite 208	1,576± SF - Three (3) offices, reception, kitchen with fridge, conference room, and open space.
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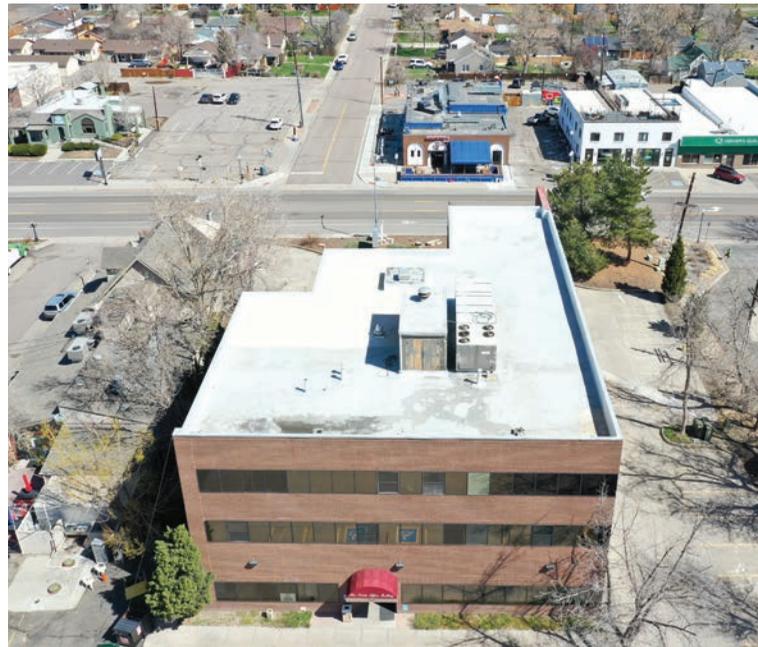
PROPERTY NARRATIVE

The Mon Petit Centre is ideally situated between two high growth areas. Located less than ½ mile east of Wadsworth Blvd. & 1 mile west of Sheridan Blvd., this three story, 19,589 ± SF office building has ample parking. The surrounding area offers plenty of amenities including several grocery options, natural food stores, craft beer and several local coffee shops within walking distance. Tennyson Street, Highlands Square, and West 38, a recently completed mixed use project, is a stone's throw away. New projects in Wheat Ridge include the Improve Wadsworth project, which is now completed with new continuous flow intersections at 38th and 44th Avenues, and the Lutheran Legacy Campus development, a large-scale residential and mixed-use project on the former Lutheran Medical Center site. Other new developments include "The Green at 38th" public space, which recently opened, and several new residential communities.

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Tenant**

Paul Roberts
(720) 306-6029 direct
(720) 260-7417 mobile
PRoberts@FullerRE.com



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	14,312	145,565	397,969
Households	6,682	64,643	171,080
Median HH Income	\$66,132	\$70,518	\$73,244
Median Age	43.30	37.40	37.40
Traffic	17,832 vpd - W. 38th Ave. at High Ct. (2025)		

Source: CoStar 2025