



215 SOUTH WADSWORTH BLVD SUITE 220

Lakewood, CO 80226

PROPERTY HIGHLIGHTS

- 3 private offices plus an open office area.
- Recently remodeled and move-in ready with modern finishes.
- Bright natural light, creating a welcoming and productive workspace.
- Access to a shared conference room for meetings and presentations.



CONDO SF
802 SF



BUILDING SF
35,729 SF



STORIES
FIVE



PARKING
AMPLE ON-SITE



AVAILABLE
NOW



YEAR BUILT
1966

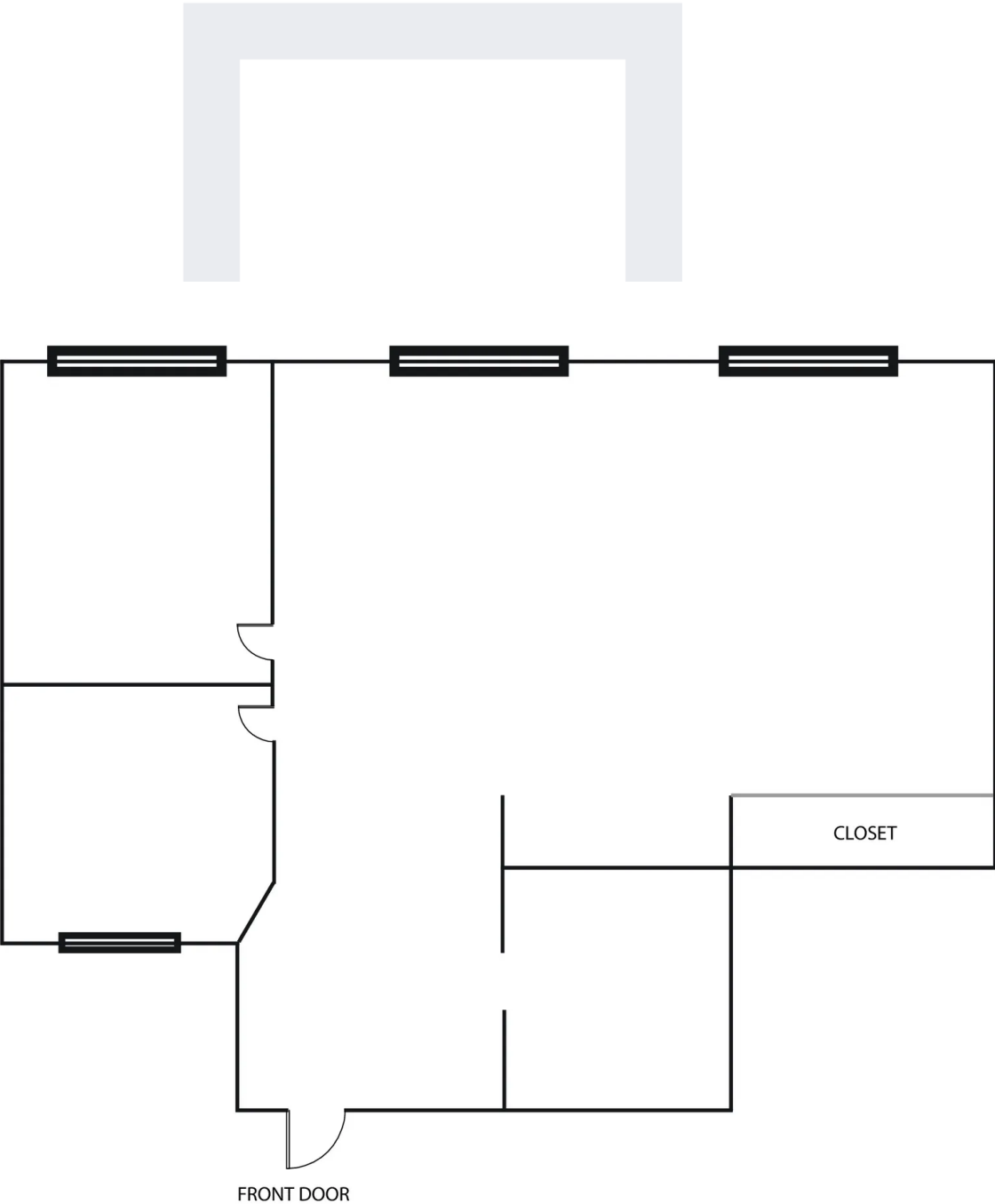
PROPERTY DESCRIPTION

802 SF office located in a well-maintained professional building on Wadsworth Blvd, the property features excellent visibility, convenient access to US-6 and I-70, and is just minutes from downtown Denver. The suite includes a flexible layout suitable for a variety of professional uses, ample natural light, and on-site parking for clients and employees. Surrounded by local amenities, including the Belmar Shopping District, this property is ideal for businesses seeking a central and accessible location.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



FLOOR PLAN



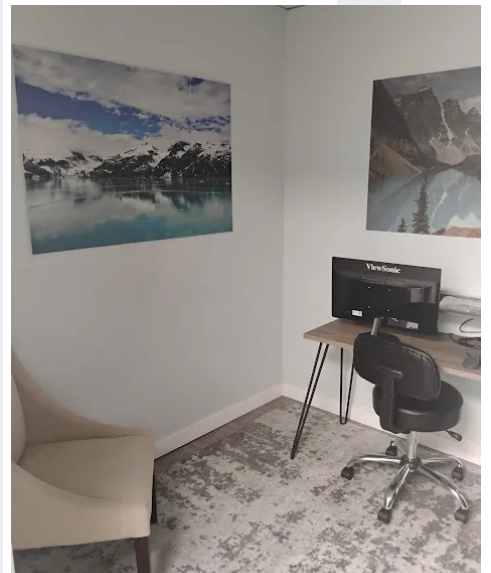
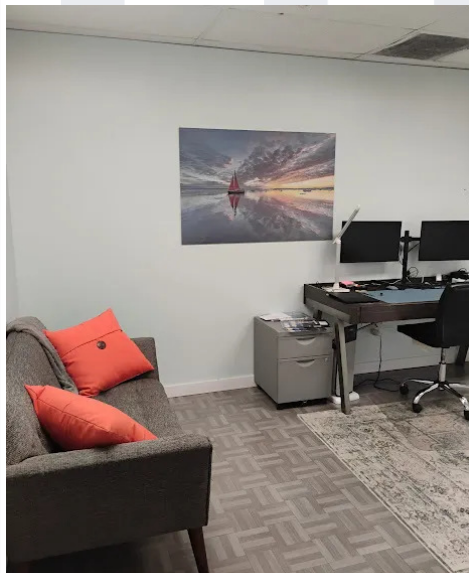
*FLOOR PLAN NOT TO SCALE

GUSTAVO MARTINEZ
720.739.5236
gmartinez@madisoncommercial.com

SHAWNA SOFFA
720.739.5235
ssoffa@madisoncommercial.com



ADDITIONAL PHOTOS



GUSTAVO MARTINEZ

720.739.5236

gmartinez@madisoncommercial.com

SHAWNA SOFFA

720.739.5235

ssoffa@madisoncommercial.com



RETAILER MAP UPDATED WADS 220



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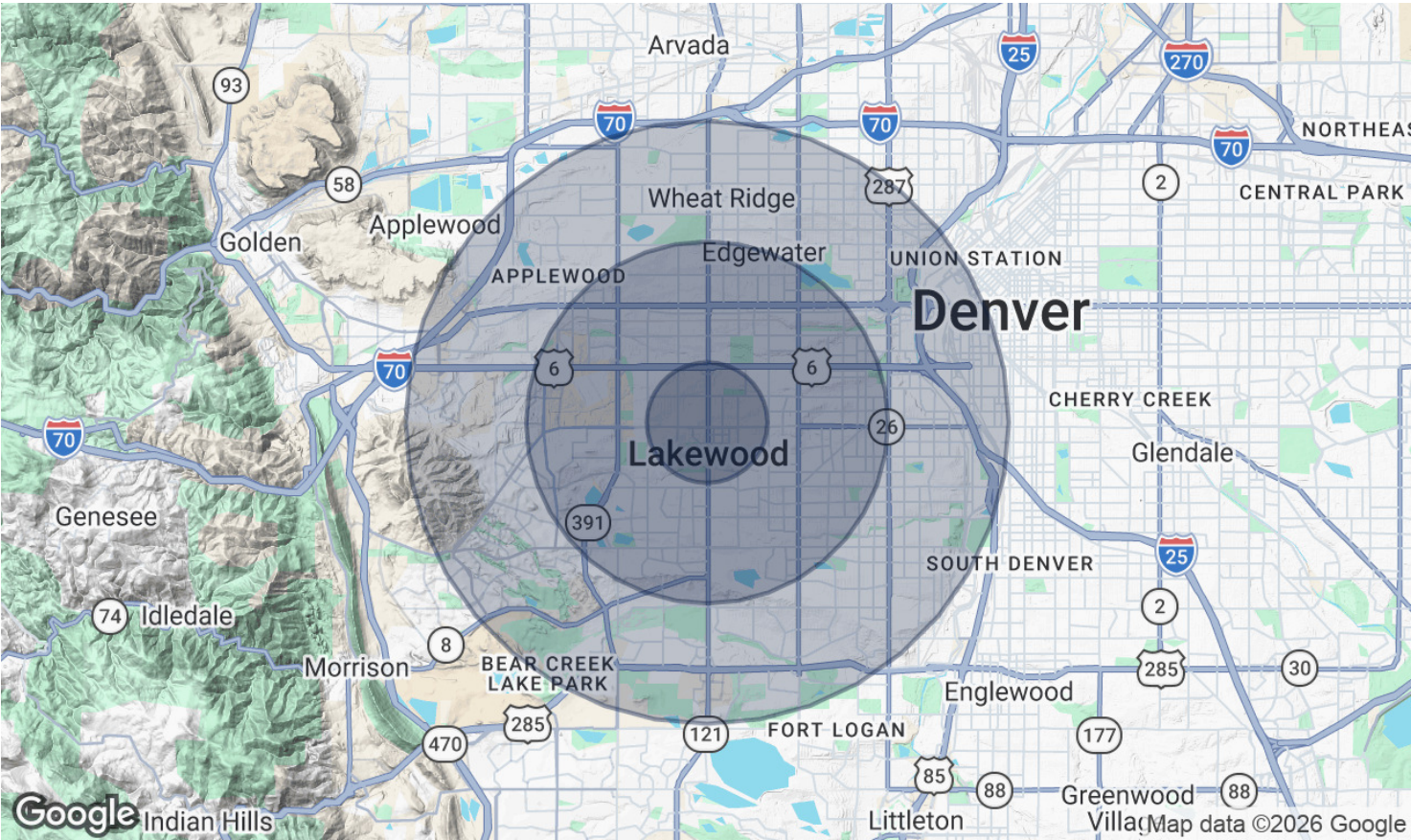
SHAWNA SOFFA

720.739.5235

ssoffa@madisoncommercial.com



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,545	147,967	367,072
Average Age	36.9	37.0	37.7
Average Age (Male)	34.6	36.3	37.0
Average Age (Female)	37.9	38.7	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,674	61,279	160,431
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$94,119	\$98,775	\$113,907
Average House Value	\$546,637	\$514,518	\$575,414

2023 American Community Survey (ACS)