

3280

WADSWORTH BLVD

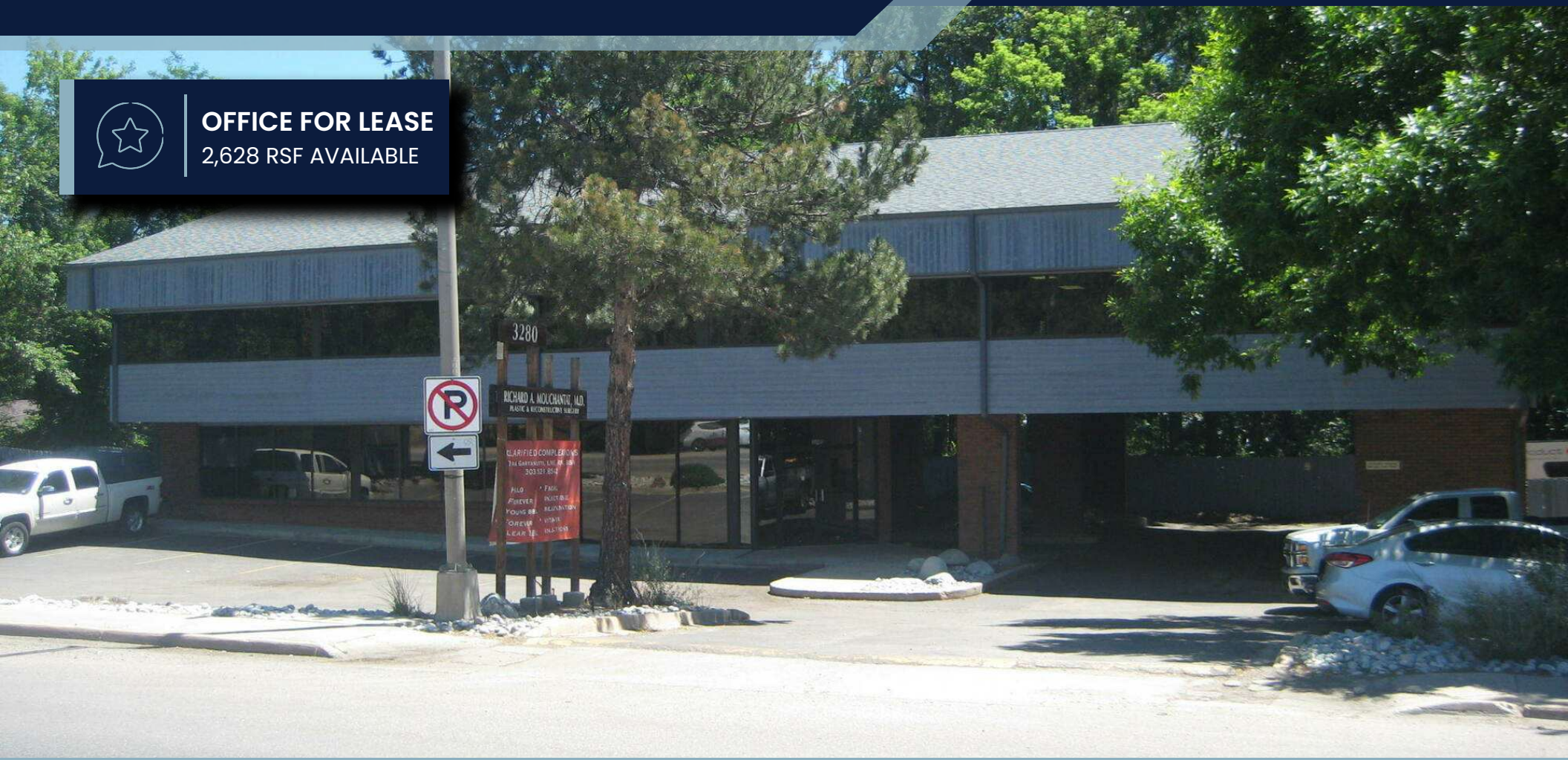
WHEAT RIDGE, CO 80033

FOR LEASE
\$19/SF (MG)



OFFICE FOR LEASE

2,628 RSF AVAILABLE



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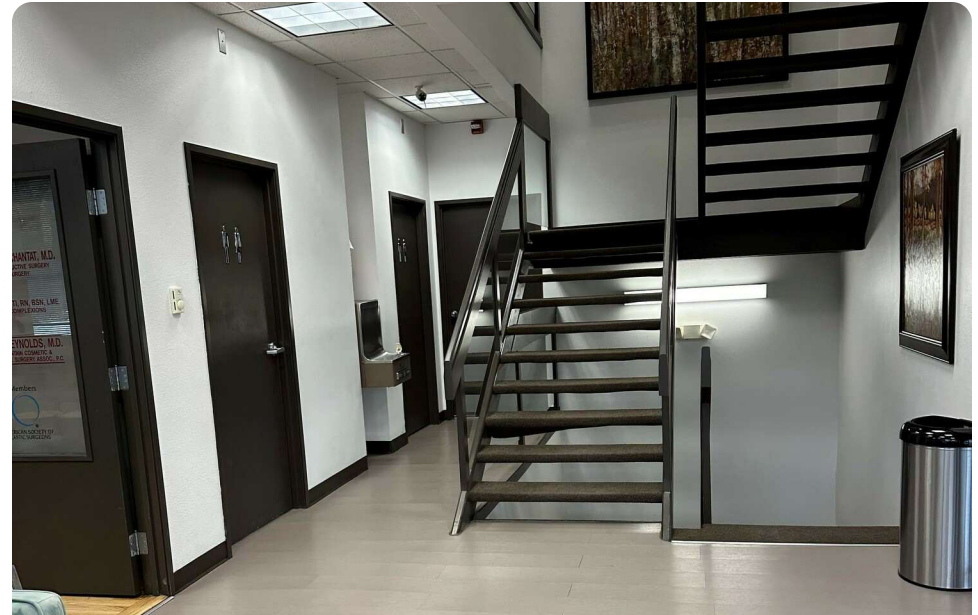
PROPERTY HIGHLIGHTS

Address	3280 Wadsworth Blvd
City, State, Zip	Wheat Ridge, CO 80033
Building Size	7,943 RSF
Lot Size	16,596 SF
Lease Rate	\$19/RSF MG + Electric
Suite 200 Available SF	2,628 SF
Year Built	1984
Parking Spaces	31 Spaces

PROPERTY DESCRIPTION

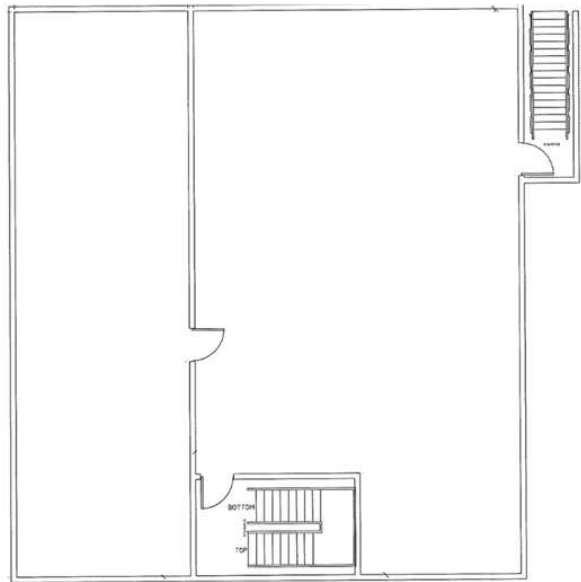
The second floor of this 7,943 SF building on Wadsworth Blvd offers 2,628 RSF available for lease—an ideal space for a professional business such as an architecture firm, management company, or medical office. The building currently houses four tenants: a plastic surgeon, an accounting firm, a due diligence group, and a salon. Additional features include 31 parking spaces and approximately 2,300 SF of basement space, suitable for storage or potential office use.

- Signage on Building
- Internet included in the Leases - Century Link Fiber in Building
- Ample storage available in the building. 2,300 SF of Basement Space
- Bathrooms with showers

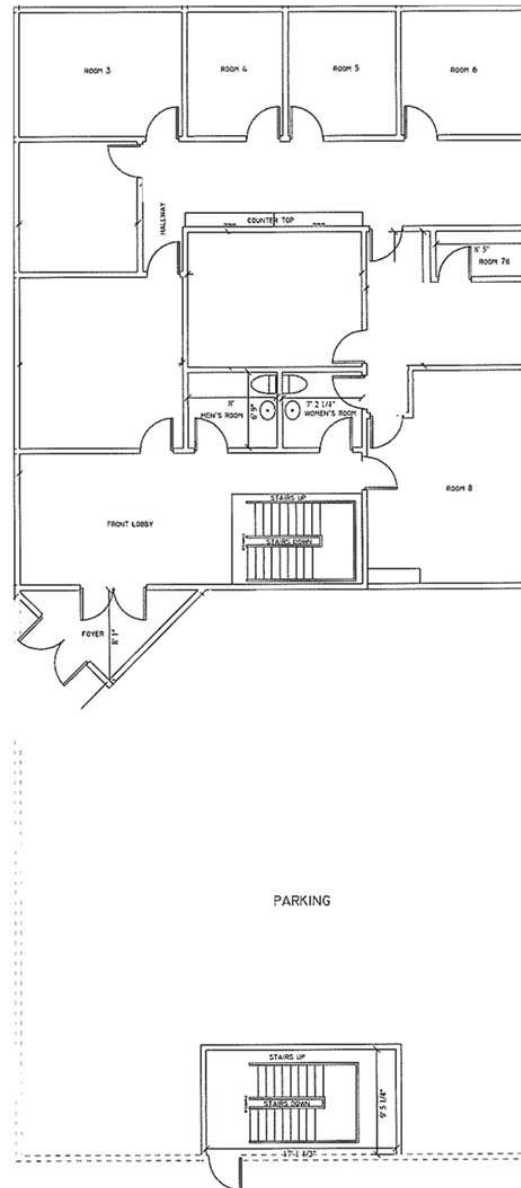


FLOOR PLANS

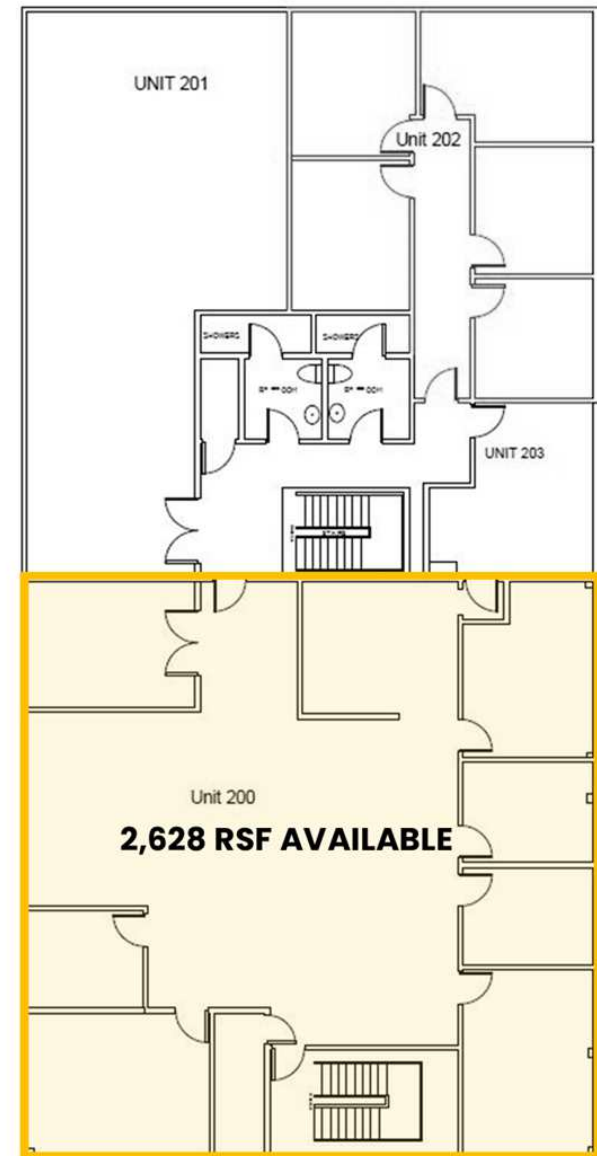
BASEMENT



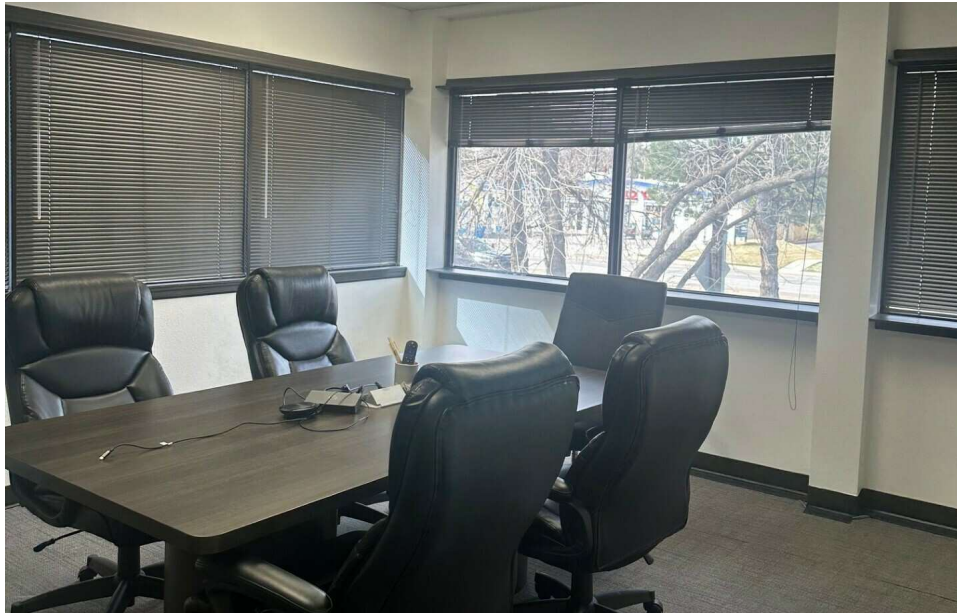
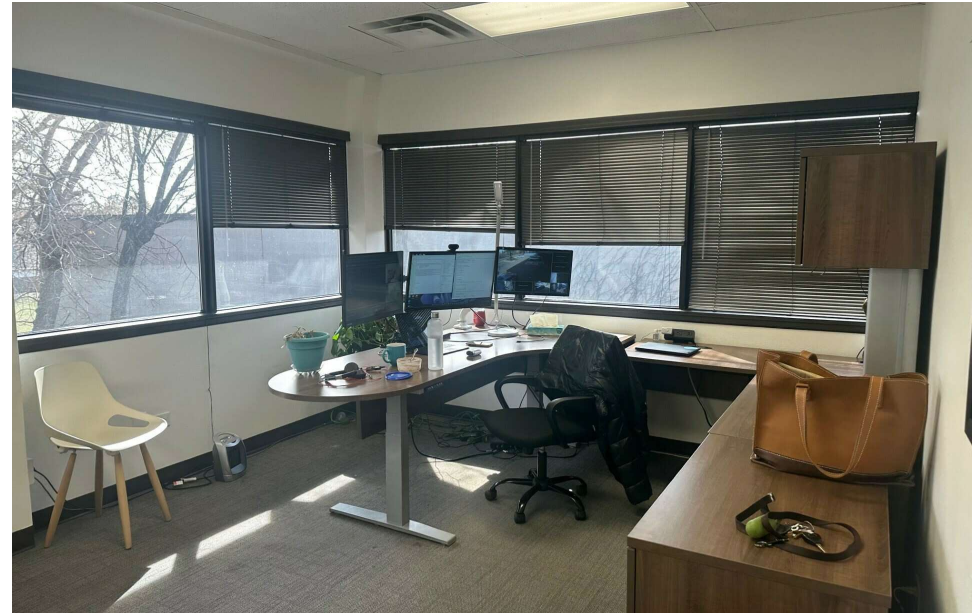
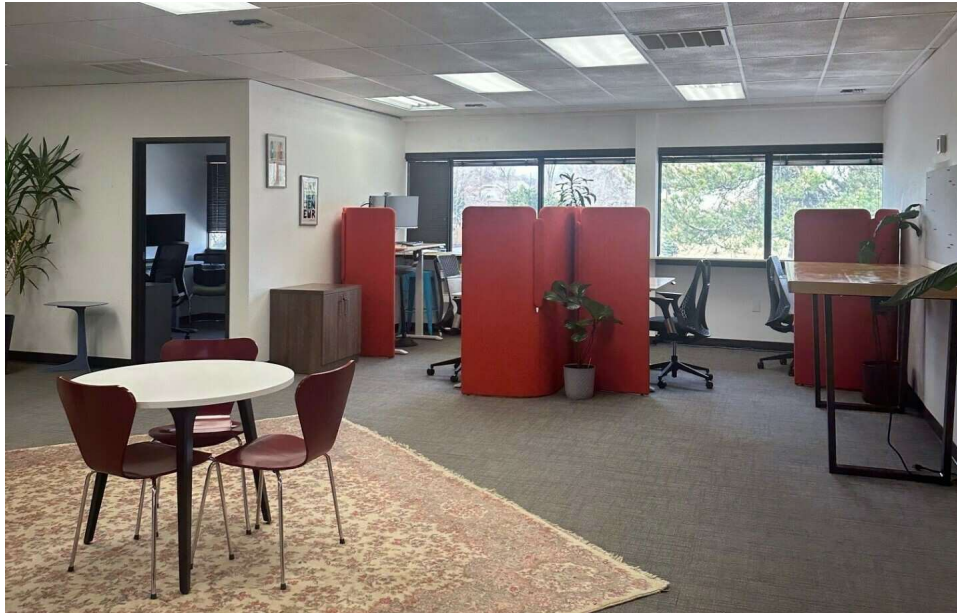
FIRST FLOOR



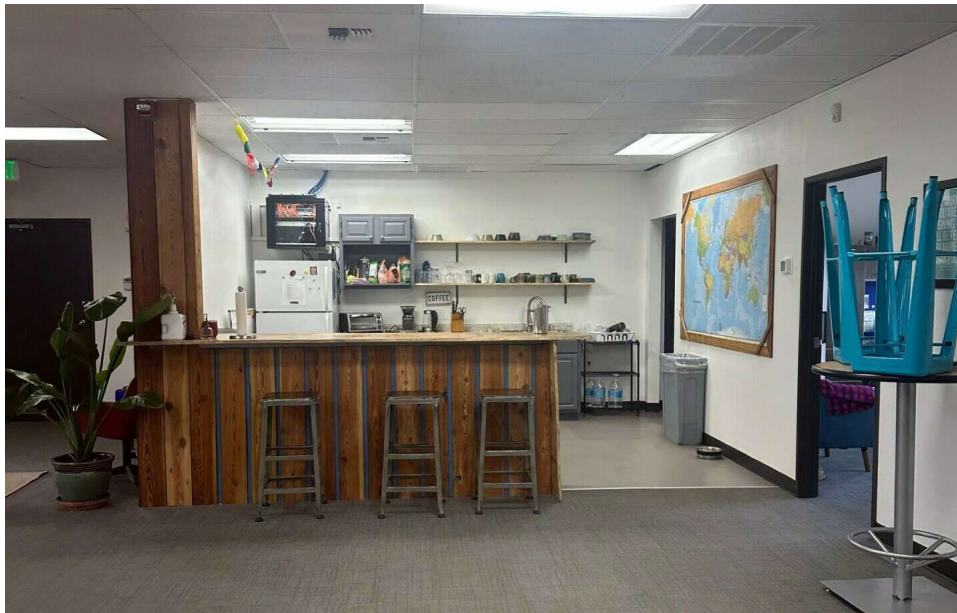
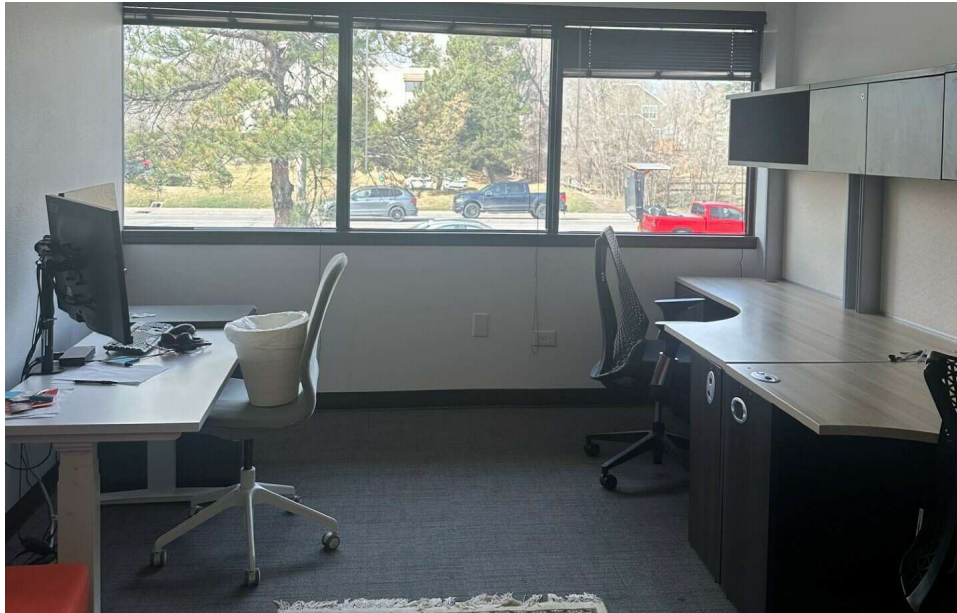
SECOND FLOOR



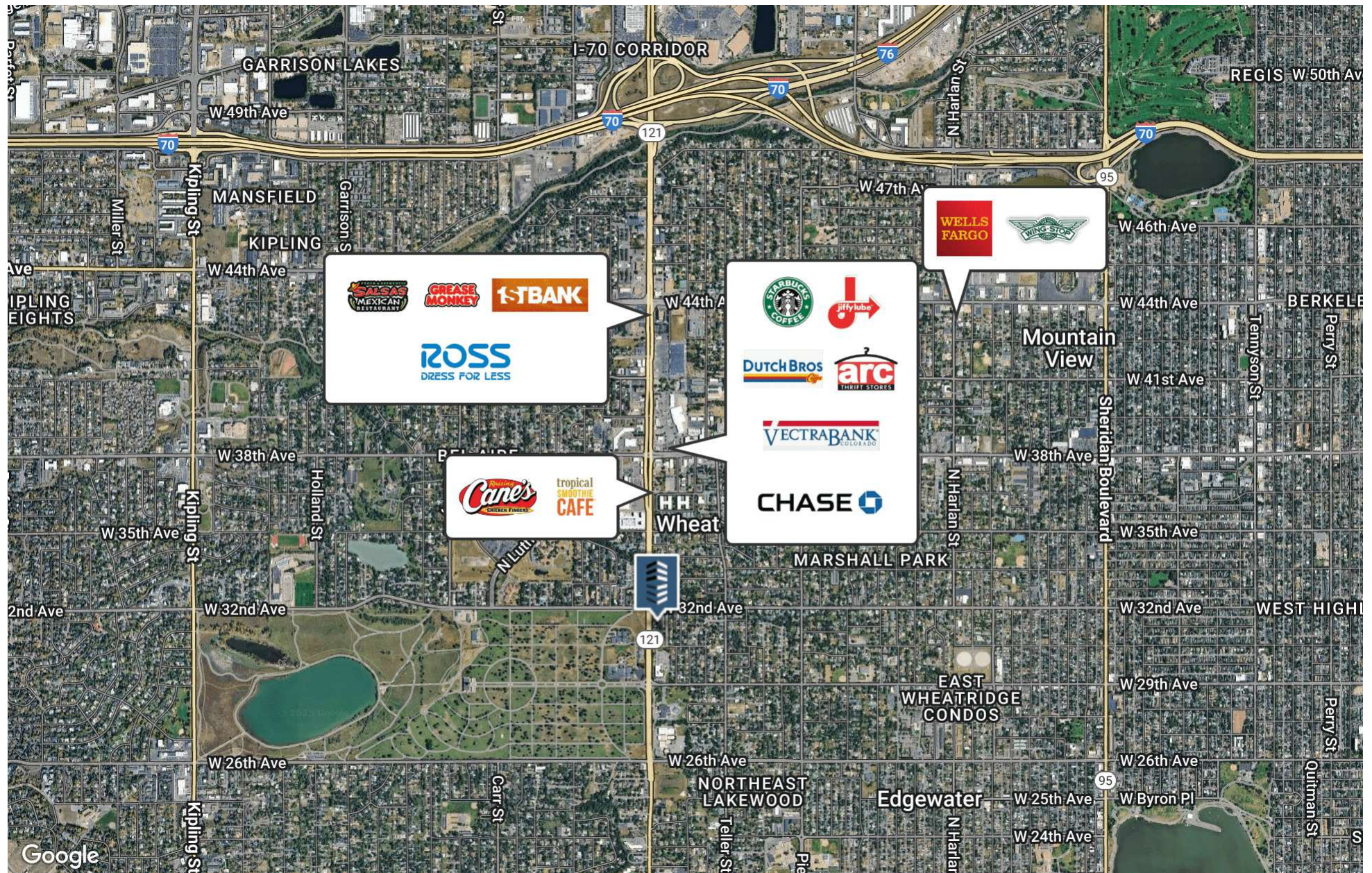
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



RETAILER MAP

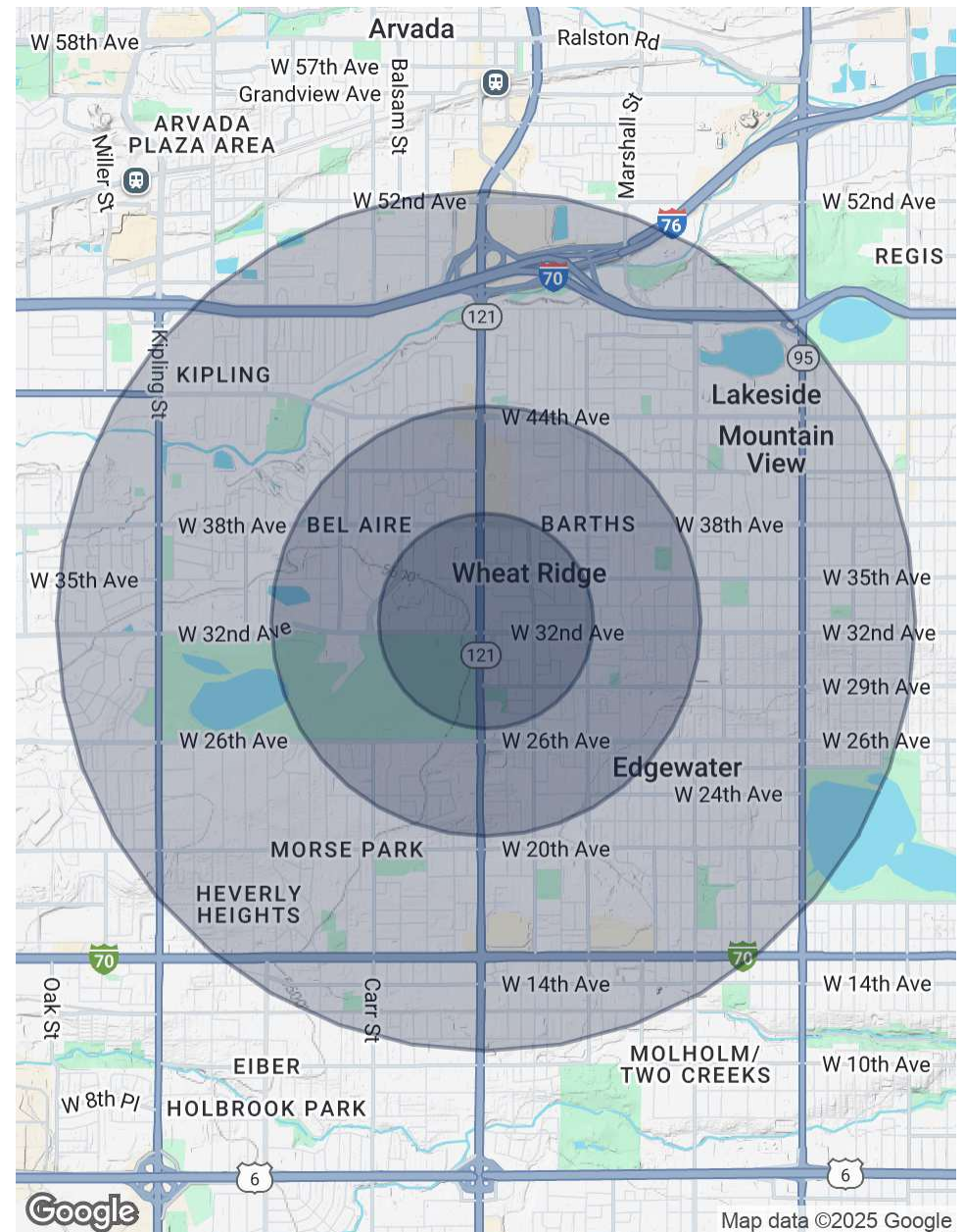


DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	3,021	12,129	50,327
Average Age	46	45	42
Average Age (Male)	45	43	41
Average Age (Female)	48	46	43

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	1,496	5,697	23,090
# of Persons per HH	2	2.1	2.2
Average HH Income	\$111,058	\$107,124	\$109,050
Average House Value	\$636,123	\$660,942	\$684,449

Demographics data derived from AlphaMap





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