

For Lease



WHERE VISIBILITY MEETS OPPORTUNITY ON
WADSWORTH BLVD

441 WADSWORTH BLVD
LAKEWOOD, CO 80226

BUILDING FEATURES:

- EXCELLENT EXPOSURE ALONG WADSWORTH BLVD WITH STRONG TRAFFIC COUNTS
- EASY ACCESS TO DOWNTOWN DENVER AND THE FRONT RANGE VIA 6TH AVE
- MONUMENT SIGNAGE FOR MAXIMUM VISIBILITY
- INTERIOR COURTYARD OFFERING NATURAL LIGHT AND A WELCOMING ENVIRONMENT
- ELEVATOR ACCESS FOR CONVENIENCE AND ACCESSIBILITY
- PARKING: 140 FREE SURFACE SPACES; 4.36/1,000 SF PARKING RATIO
- YEAR BUILT: 1980
- ZONING: C-2, ALLOWING A WIDE RANGE OF OFFICE, SERVICE, MEDICAL, AND RETAIL USES



Available

PRIME OFFICE SPACE IN THE HEART OF
LAKEWOOD'S COMMERCIAL CORRIDOR

This combination of visibility, accessibility, demographics, and flexible zoning makes the property an excellent fit for professional services, medical users, wellness providers, financial services, creative firms, and boutique retail. Tenants benefit from a strong local population, a diverse economic base, and a high-traffic corridor that supports long-term business growth.

CONTACT US:

Tyler Morrison
Broker Associate
983-444-3118
Tyler@trinityteamre.com

Eric Fritzke
Commercial Broker Associate
303-539-7661
Eric@trinityteamre.com

Hope Sawyer
Commercial Broker Associate
303-539-5573
Hope@trinityteamre.com

WWW.TRINITYTEAMREALESTATECO.COM

FOR LEASE - FOR LEASE - FOR LEASE - FOR LEASE - FOR LEASE - FOR LEASE



Prime Office Space in the Heart of Lakewood's Commercial Corridor
Position your business for success with this well-located office building on Wadsworth Blvd, just south of 6th Avenue, one of Lakewood's most traveled and commercially active corridors. This high-visibility location offers strong daily traffic, excellent signage opportunities, and seamless access to the broader Denver metro area.

LOCATION ADVANTAGES

- Direct access to 6th Ave, providing fast, predictable travel to Downtown Denver, the Denver Federal Center, and the Front Range.
- Located along a major commercial spine with national retailers, medical offices, restaurants, and service providers.
- Minutes from Belmar, Colorado Mills, Addenbrooke Park, and the Lakewood Cultural Center.
- Surrounded by established neighborhoods including Eiber, Morse Park, Belmar Park, and Edgewood, offering a stable residential and customer base.



LEASE DETAILS

Lease Rate:	\$13.00–\$14.50/SF (depending on suite size and configuration)
NNN:	\$9.61/SF
Lease Term:	Negotiable
Utilities:	All utilities included except phone and internet



WWW.TRINITYTEAMREALESTATECO.COM

INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE RELIABLE. PRICE, TERMS AND CONDITIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BROKER IS ACTING AS LANDLORD'S/SELLER'S AGENT: A LANDLORD'S/SELLER'S AGENT WORKS SOLELY ON BEHALF OF THE LANDLORD/SELLER TO PROMOTE THE INTERESTS OF THE LANDLORD/SELLER WITH THE UTMOST GOOD FAITH, LOYALTY AND FIDELITY. THE AGENT NEGOTIATES ON BEHALF OF AND ACTS AS THE ADVOCATE FOR THE LANDLORD/SELLER.

Suite # 206



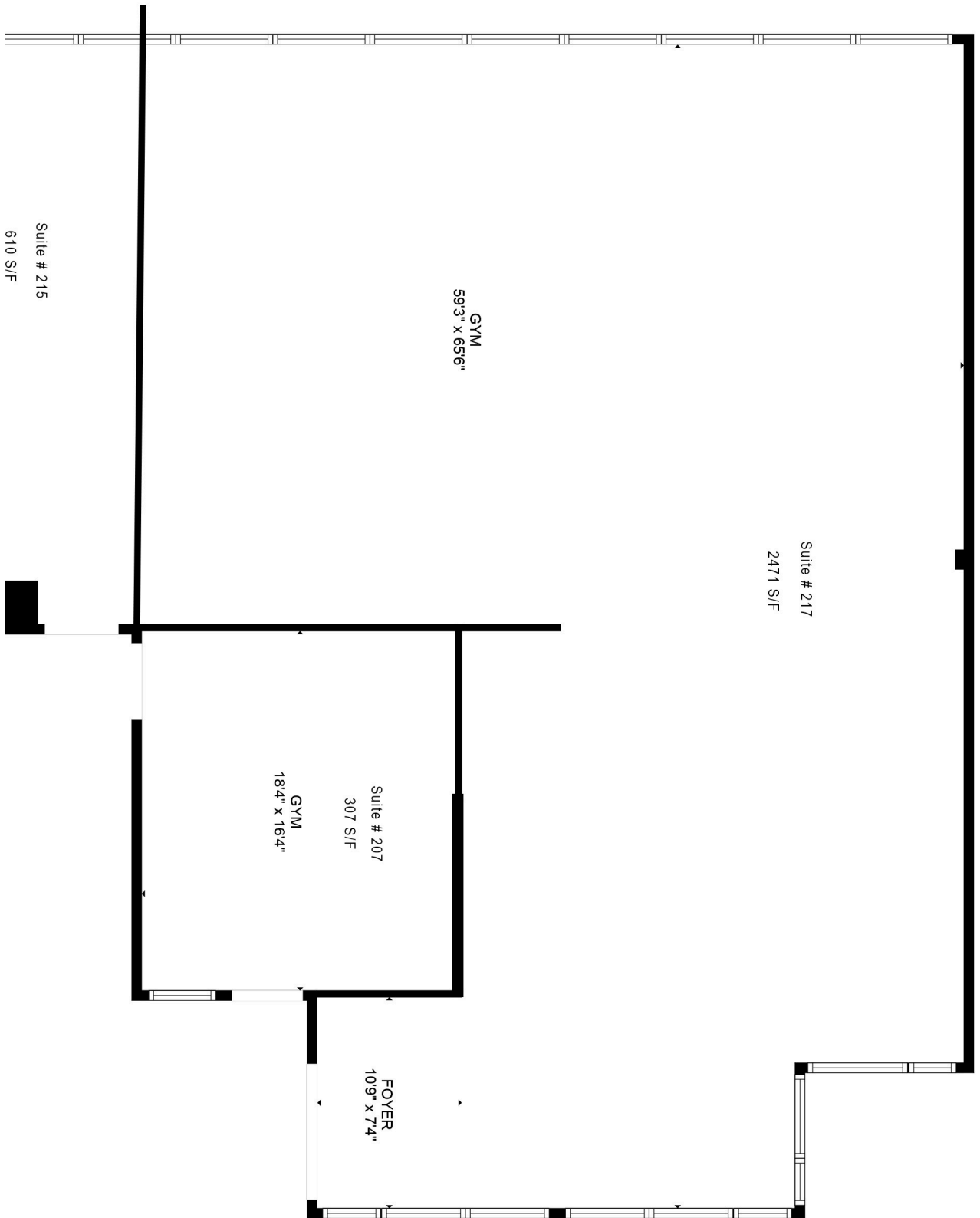
TOTAL: 1130 sq. ft

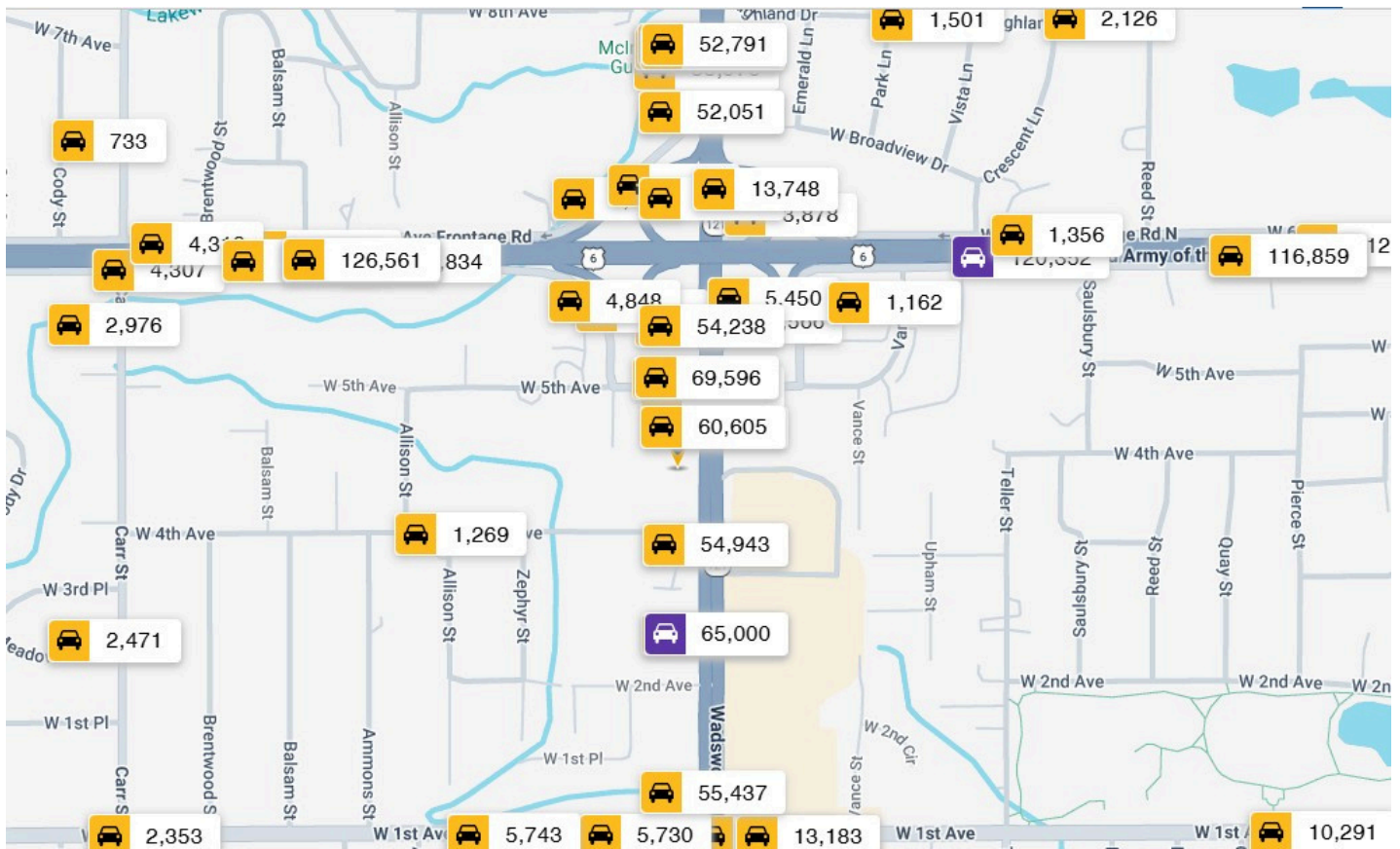
1st floor: 1130 sq. ft

EXCLUDED AREAS: WALLS: 83 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Suite # 217





Traffic Count Disclaimer

Traffic count data referenced in this presentation is sourced from CoStar and is considered reliable. These figures are provided for general informational use only and may change over time. Neither the broker nor the property owner guarantees the accuracy of this information. Prospective buyers, tenants, and representatives are encouraged to independently verify all traffic data as part of their due diligence.

