

RENO JAMES BUILDING

3760 VANCE ST, WHEAT RIDGE, CO 80033

PROPERTY SUMMARY

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Experience the epitome of modern office space at this premier property in Wheat Ridge, CO. With its contemporary design and state-of-the-art amenities, this location offers a vibrant and professional environment for businesses. Boasting spacious and adaptable floor plans, the property provides flexibility to create tailored workspaces. Dedicated parking, high-speed internet, and on-site maintenance ensure seamless operations, while the nearby public transportation hub enhances accessibility for employees and clients. The property's strategic location offers excellent visibility and signage opportunities, making it an ideal choice for businesses seeking to elevate their presence. Elevate your business at this distinguished address, where innovation and productivity thrive.

SPACES AVAILABLE WITHIN 30 DAYS!

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (Full Service)
Number of Units:	2
Available SF:	1,000 - 1,505 SF
Lot Size:	0.368 Acres
Building Size:	7,571 SF

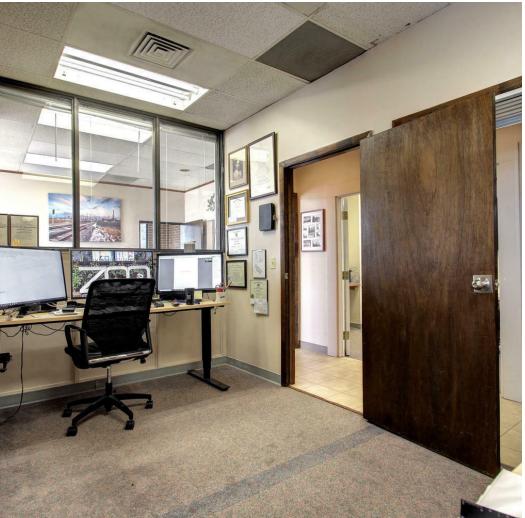
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	803	1,815	5,951
Total Population	1,521	3,546	12,745
Average HH Income	\$90,807	\$99,355	\$107,273

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ADDITIONAL PHOTOS

OFFICE BUILDING FOR LEASE



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PLANS

OFFICE BUILDING FOR LEASE



LEGEND

Available

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,000 - 1,505 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

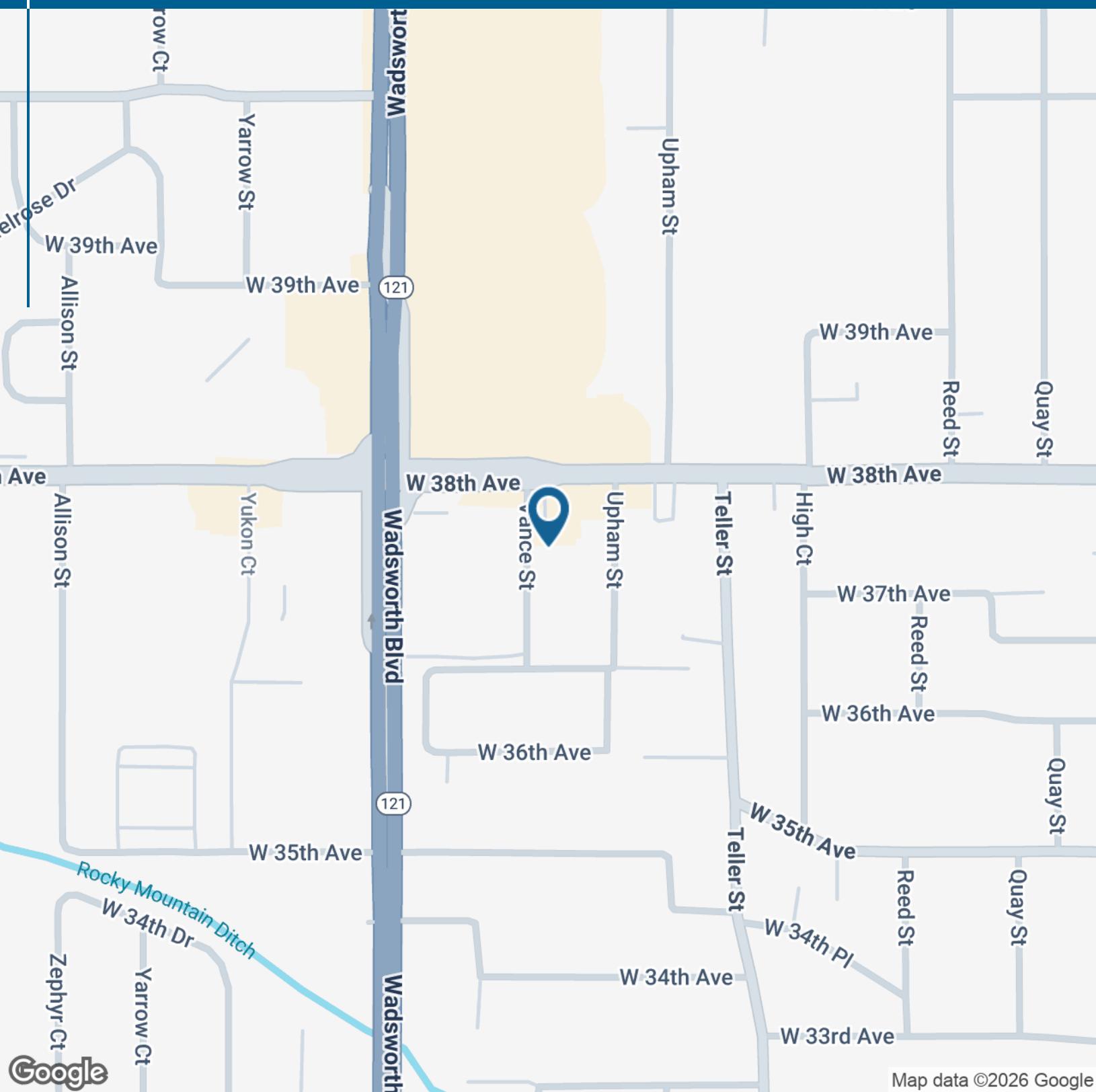
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 201	Available	1,505 SF	Full Service	\$18.00 SF/yr	-

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LOCATION MAP

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Map data ©2026 Google

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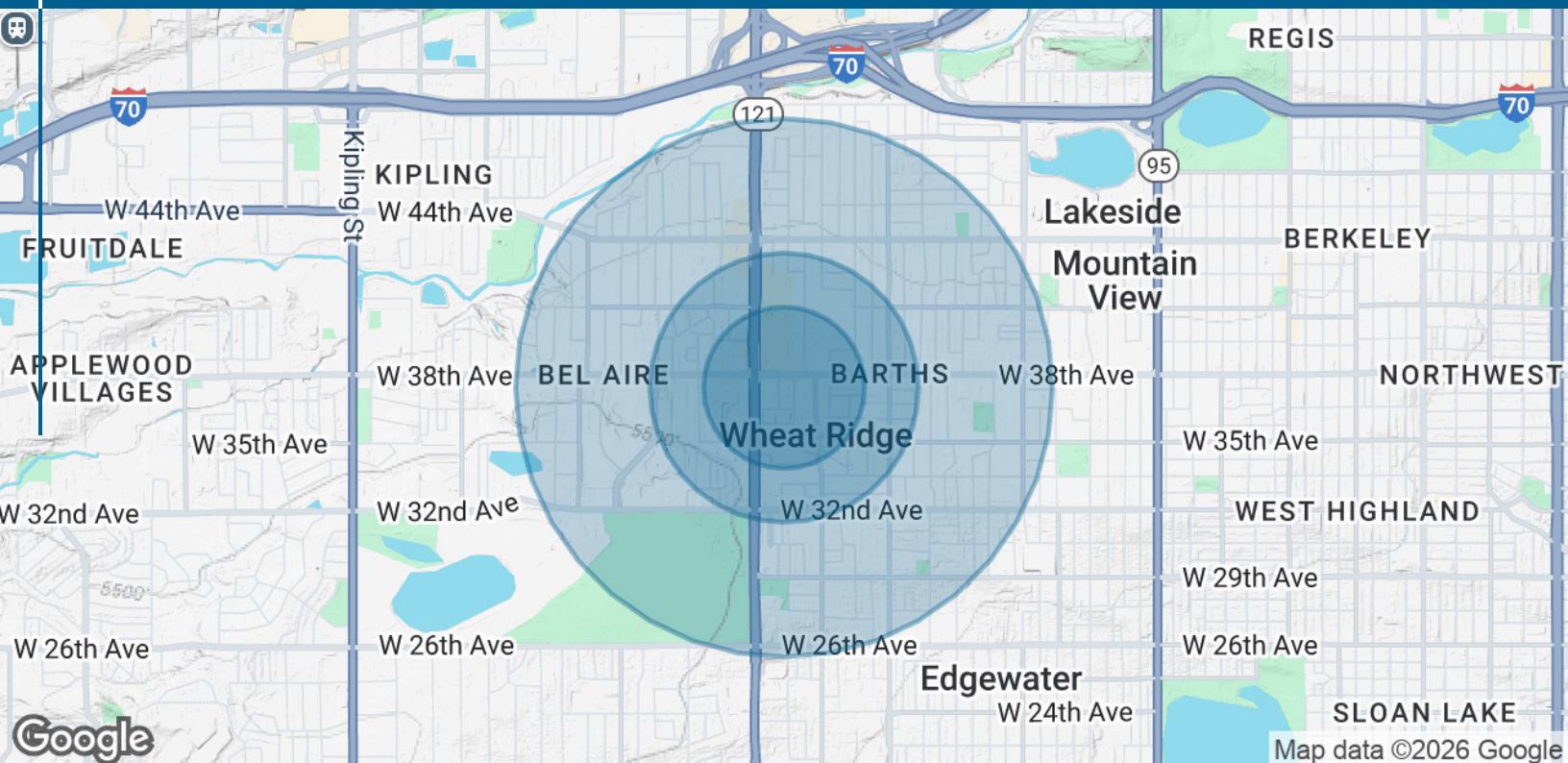
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,521	3,546	12,745
Average Age	47	47	45
Average Age (Male)	45	45	43
Average Age (Female)	49	49	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	803	1,815	5,951
# of Persons per HH	1.9	2	2.1
Average HH Income	\$90,807	\$99,355	\$107,273
Average House Value	\$660,956	\$664,309	\$666,784

Demographics data derived from AlphaMap