

# 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 |



JAMIE MITCHELL

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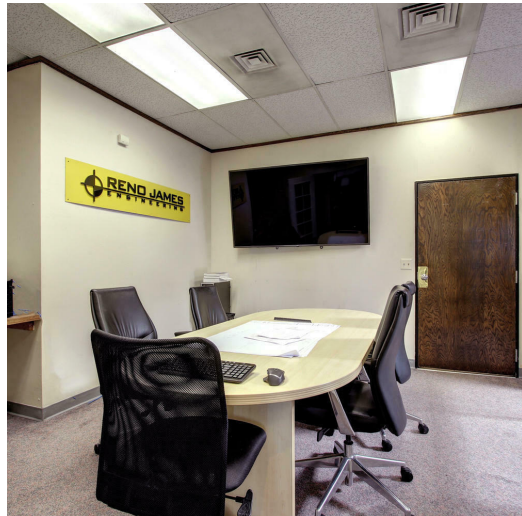


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ADDITIONAL PHOTOS

OFFICE BUILDING FOR LEASE



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## OFFICE BUILDING FOR LEASE

|              |                  |
|--------------|------------------|
| Lease Type:  | Full Service     |
| Total Space: | 1,000 - 1,505 SF |

|             |               |
|-------------|---------------|
| Lease Term: | Negotiable    |
| Lease Rate: | \$18.00 SF/yr |

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



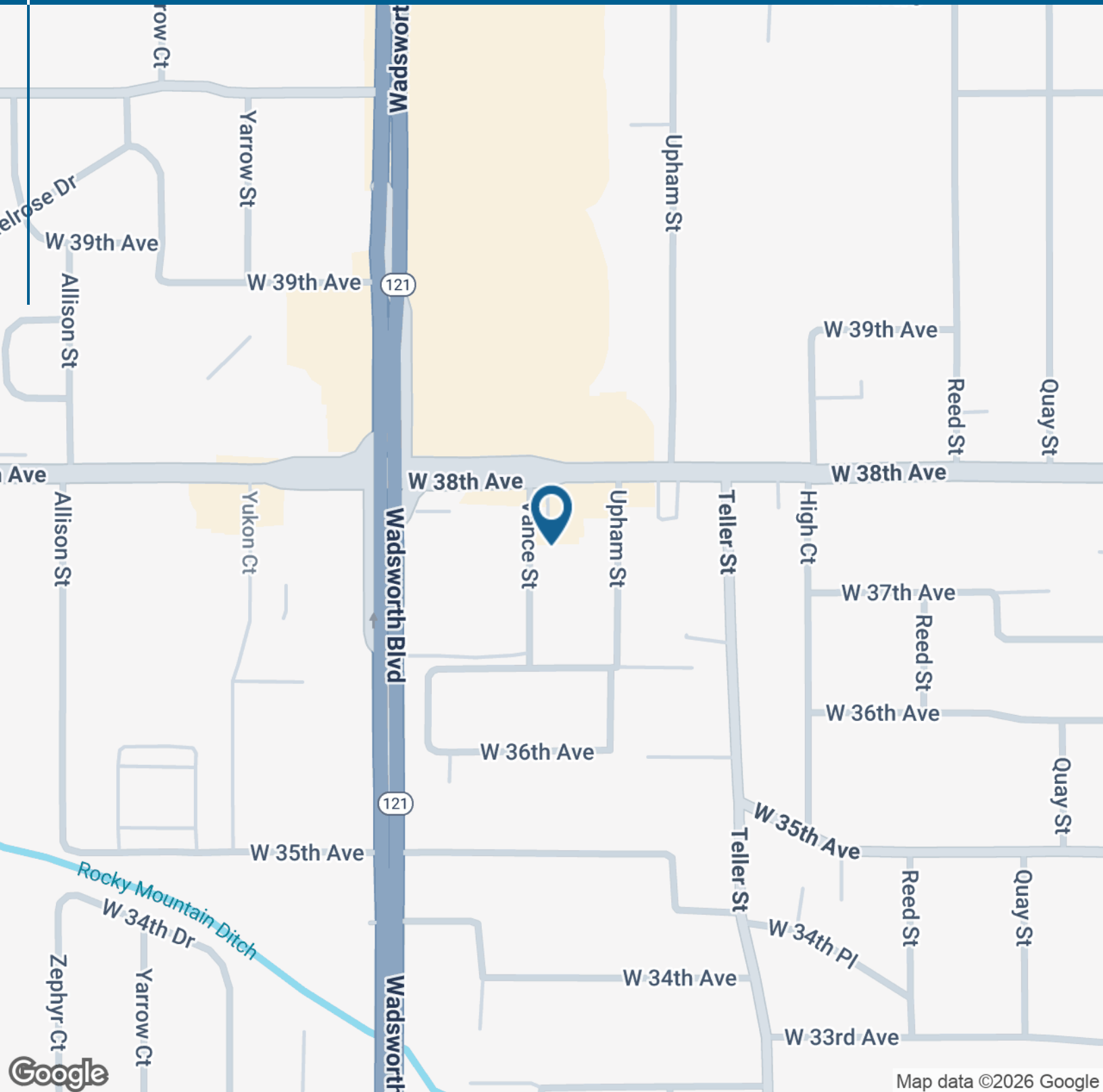


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LOCATION MAP

OFFICE BUILDING FOR LEASE



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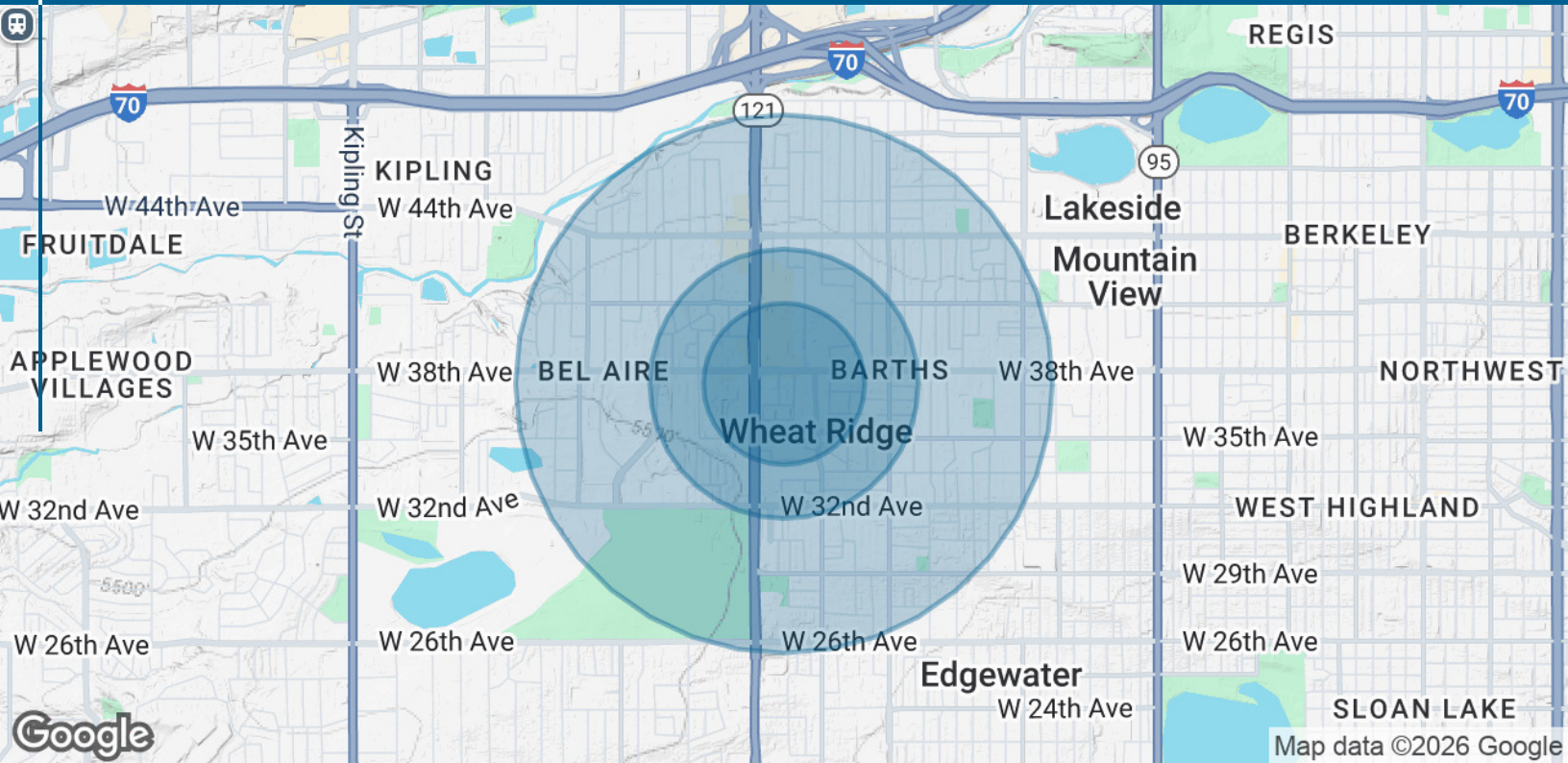
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DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR LEASE



| 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



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