



### OFFERING SUMMARY

Available SF: Suite 202: 1,041 RSF

Lease Rate: \$18.50/RSF MG + Electric

Year Built: 1984

Building Size: 7,943 RSF

### PROPERTY OVERVIEW

Conveniently located on Wadsworth Boulevard accessible via Colfax Avenue and I-70

### PROPERTY HIGHLIGHTS

- Internet Included in the Rate - Century Link Fiber in Building
- Ample storage available in the building
- Exclusive parking available
- Bathrooms with showers
- Corner Space with 4 Offices & Kitchen Area
- Furniture Negotiable!

### CONTACT:

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SENIOR BROKER ASSOCIATE

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UNIQUE PROPERTIES, INC.

400 S. BROADWAY

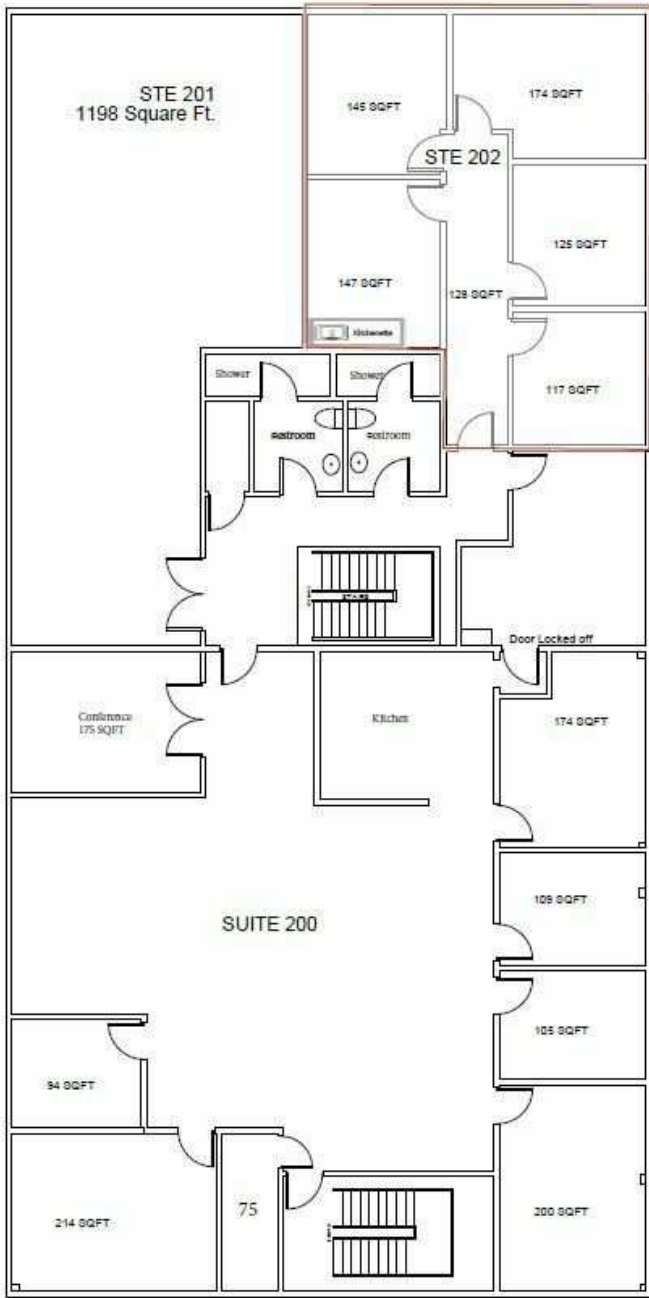
DENVER, CO 80209

(p) 303.321.5888

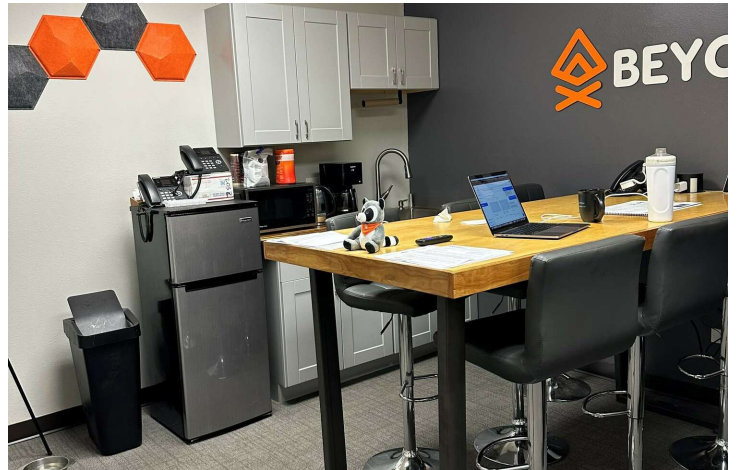
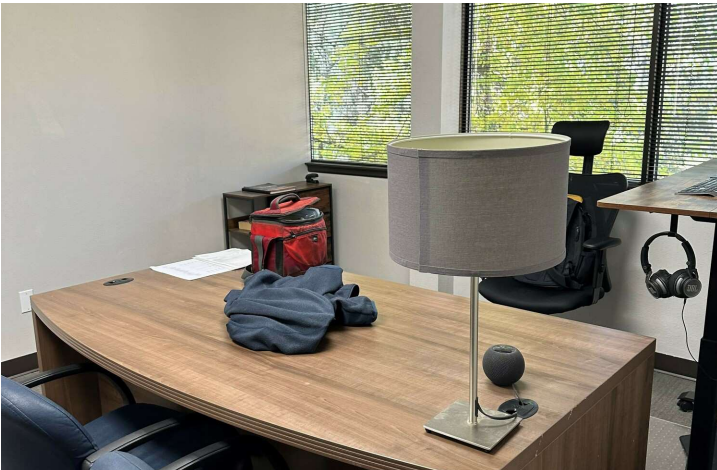
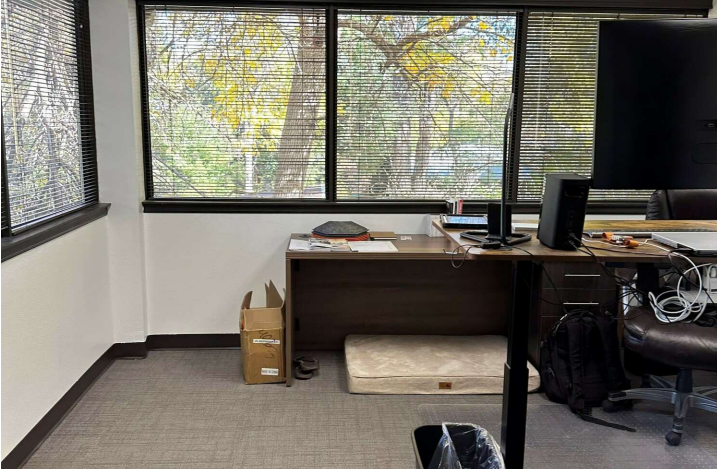
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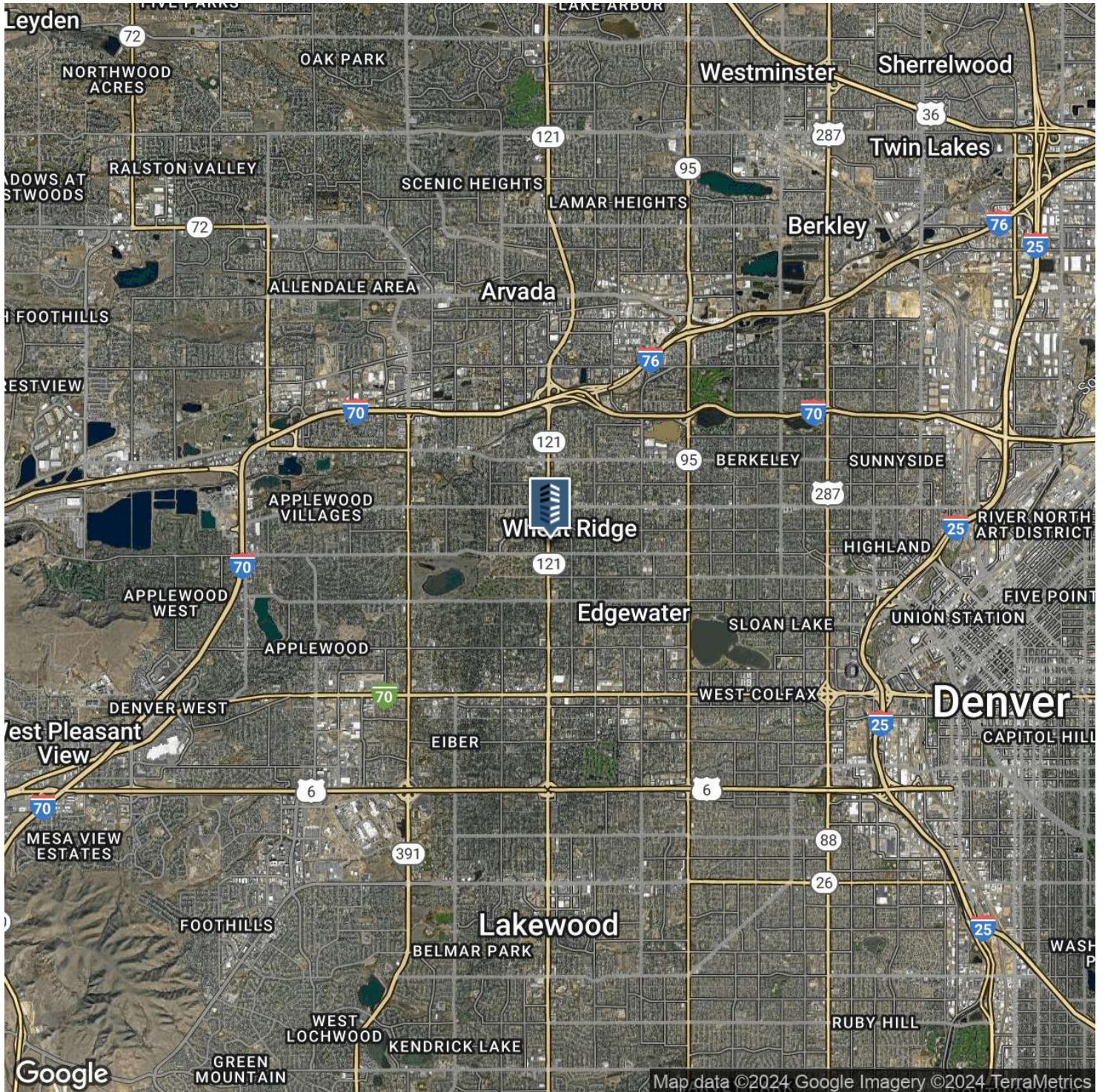
## 3280 WADSWORTH BLVD 2ND FLOOR



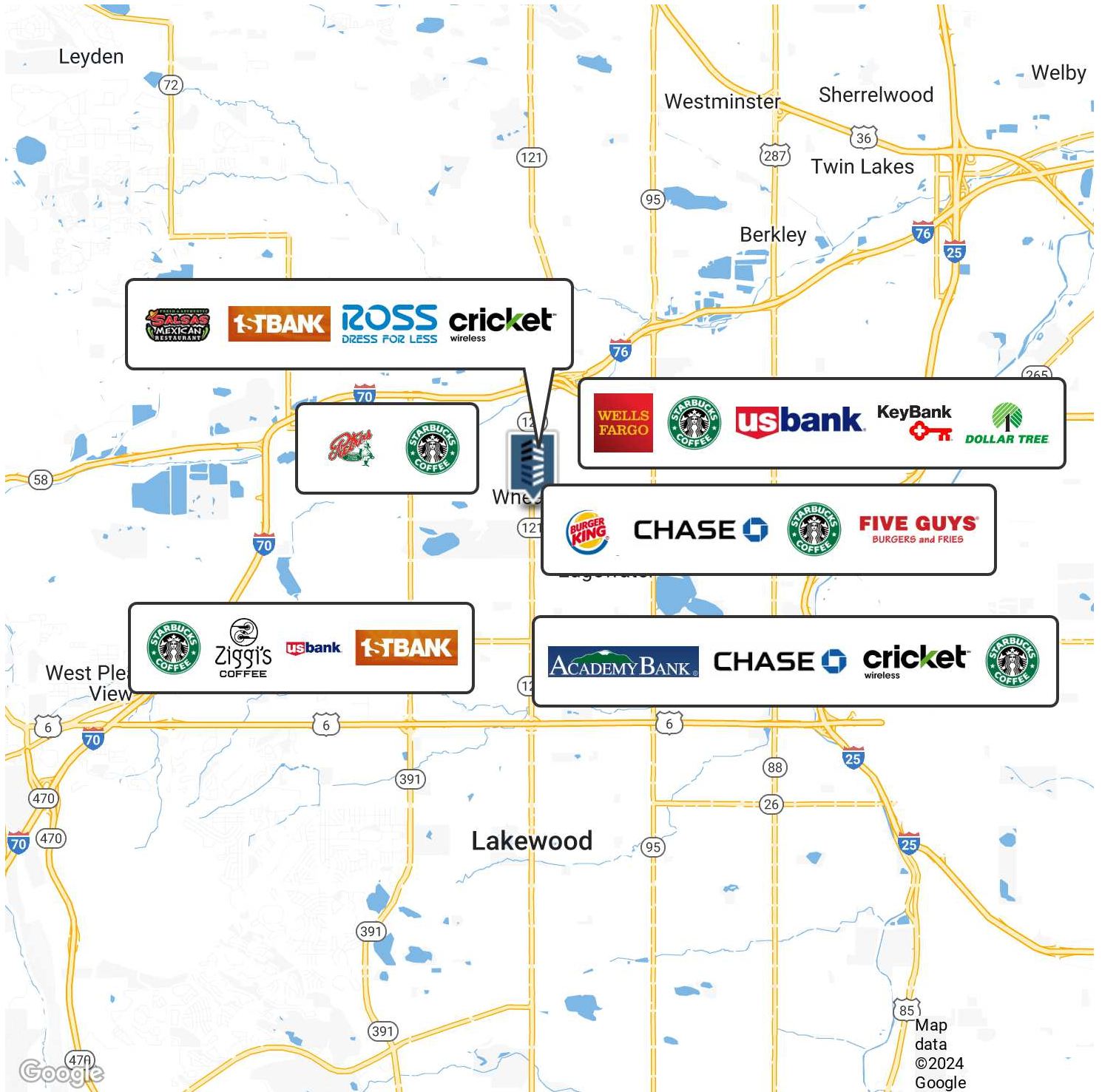


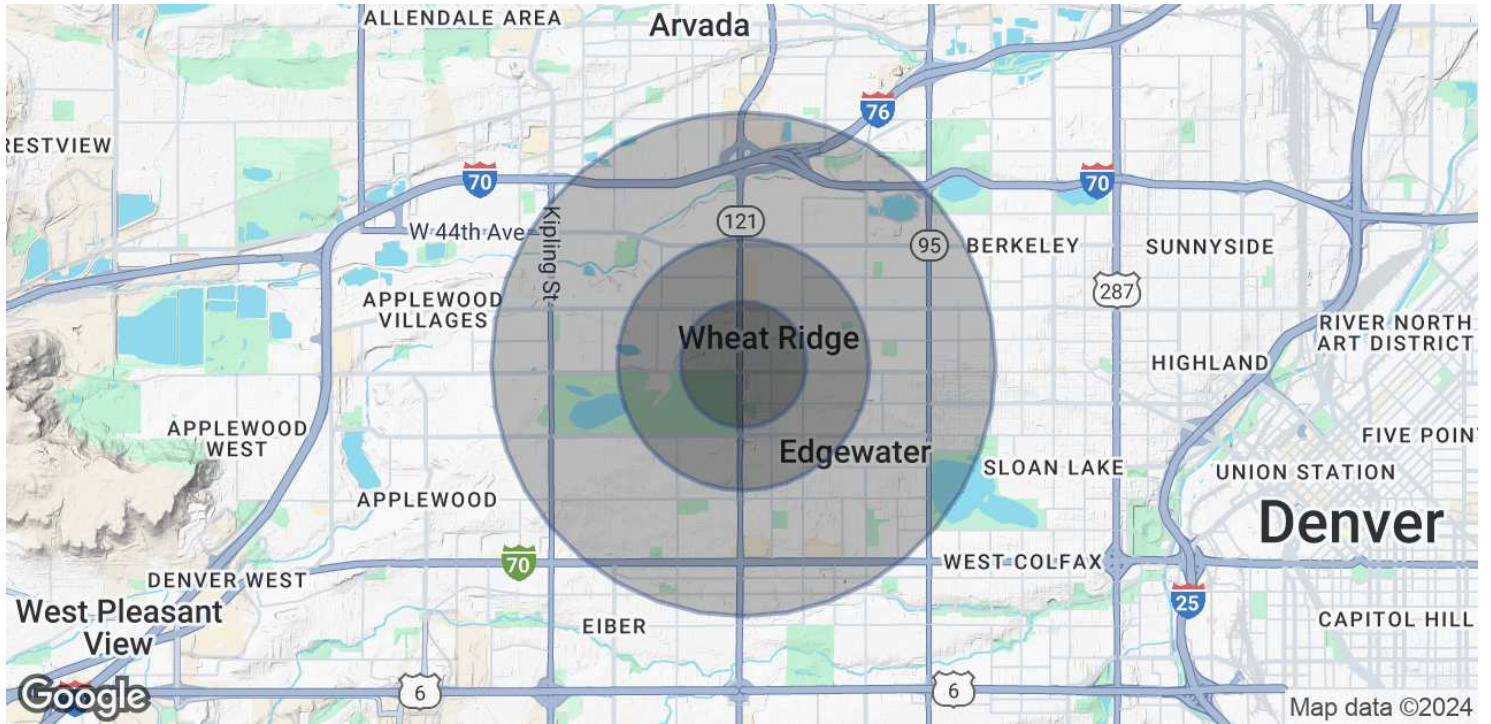












## POPULATION

	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