

441 WADSWORTH BLVD.

441
441 Wadsworth Blvd. | Lakewood, CO
FOR LEASE

asiloyoga
INQUIRY CENTER
SER JOBS
PROTECH KEY & LOCK
BESPOKEAUTOS
TRANSAMERICA
HRS
Angels Family LLC 101
Colorado Accounting & Tax Services Inc.
Somatic Synergies
WEST METRO TAX
ALTERNATIVES
BUFFALO + SPARKOW YOGA
GUIDED BY HUMANITY

HIGHLIGHTS

- 441 Wadsworth Blvd. offers two available office/retail suites located along the highly visible Wadsworth Boulevard corridor in Lakewood, providing excellent access to 6th Avenue and strong surrounding commercial amenities. Suite 205 consists of approximately 2,471 square feet and is delivered in shell condition, allowing tenants flexibility for full buildout. Suite 206 offers approximately 1,130 square feet and is move-in ready, featuring five private offices, a reception area, and a bullpen layout. Both suites benefit from shared common area restrooms within the building and ample on-site parking, making the property well-suited for a variety of office or service-oriented users in a high-traffic commercial corridor.
- Close proximity to 6th Avenue (US-6), providing strong east–west connectivity into Denver and the western suburbs
- Positioned in a well-established commercial area with a mix of retail, office, and service-oriented businesses
- Surrounded by dense residential neighborhoods that support consistent daytime and evening traffic
- Strong accessibility for employees and customers via major arterial roads and nearby commuter routes
- Located in an infill market with ongoing redevelopment and repositioning activity potential
- Suitable for a range of commercial uses depending on zoning, including office, retail, or service-oriented operations
- Located on Wadsworth Boulevard, one of Lakewood's primary north/south commercial corridors with strong daily traffic exposure



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	13,940	150,481	405,148

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$115,393	\$107,517	\$127,261

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	5,282	61,552	175,355

Suite	Space	Floor	Size	Lease Rate	Lease Type	Notes
205	Available	2nd	2,471 SF	\$15.00 PSF (Yearly) - \$14-\$16	NNN	NNNs: \$10.65/SF
206	Available	2nd	1,130 SF	\$13.00 PSF (Yearly) - \$12-\$14	NNN	NNNs: \$10.65/SF

PROPERTY FEATURES	
BUILDING SF	32,120
LAND SF	100,624
LAND ACRES	2.31
YEAR BUILT	1980
ZONING TYPE	C-2
BUILDING CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	Surface - 140
PARKING RATIO	4.36/1,000 SF
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES	
NORTH	Retail
SOUTH	Retail/Residential
EAST	Walmart
WEST	Residential

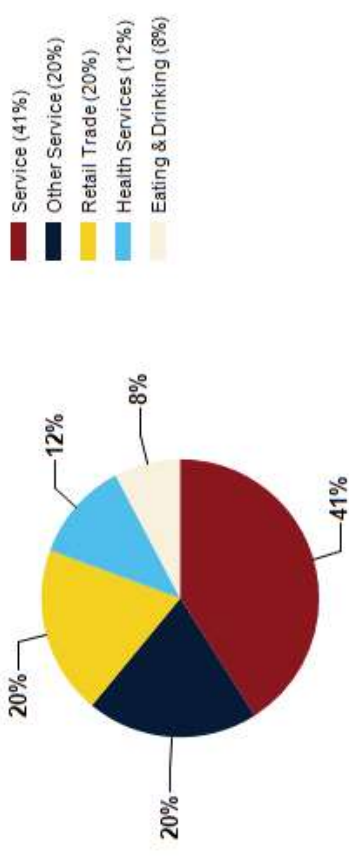


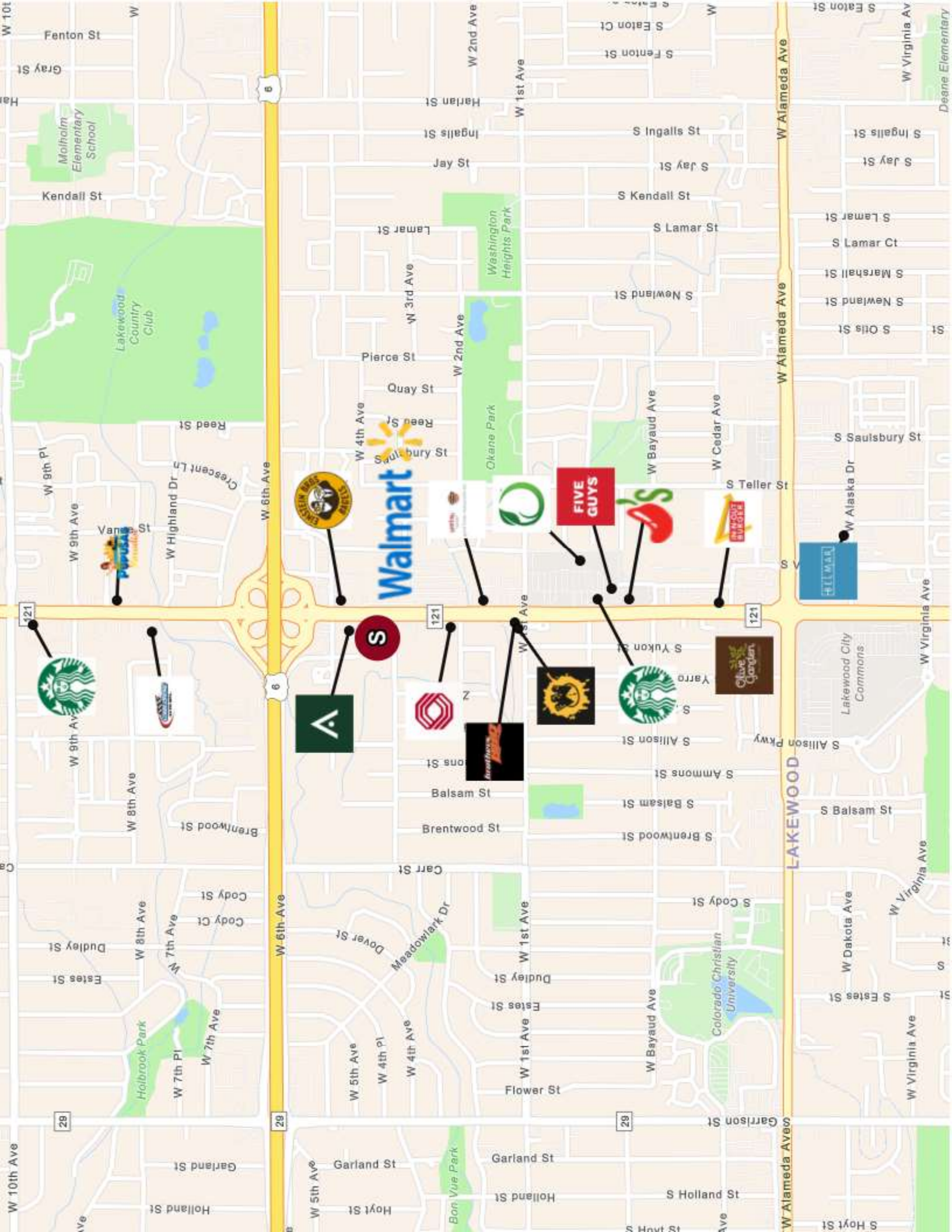
441 Wadsworth Blvd.

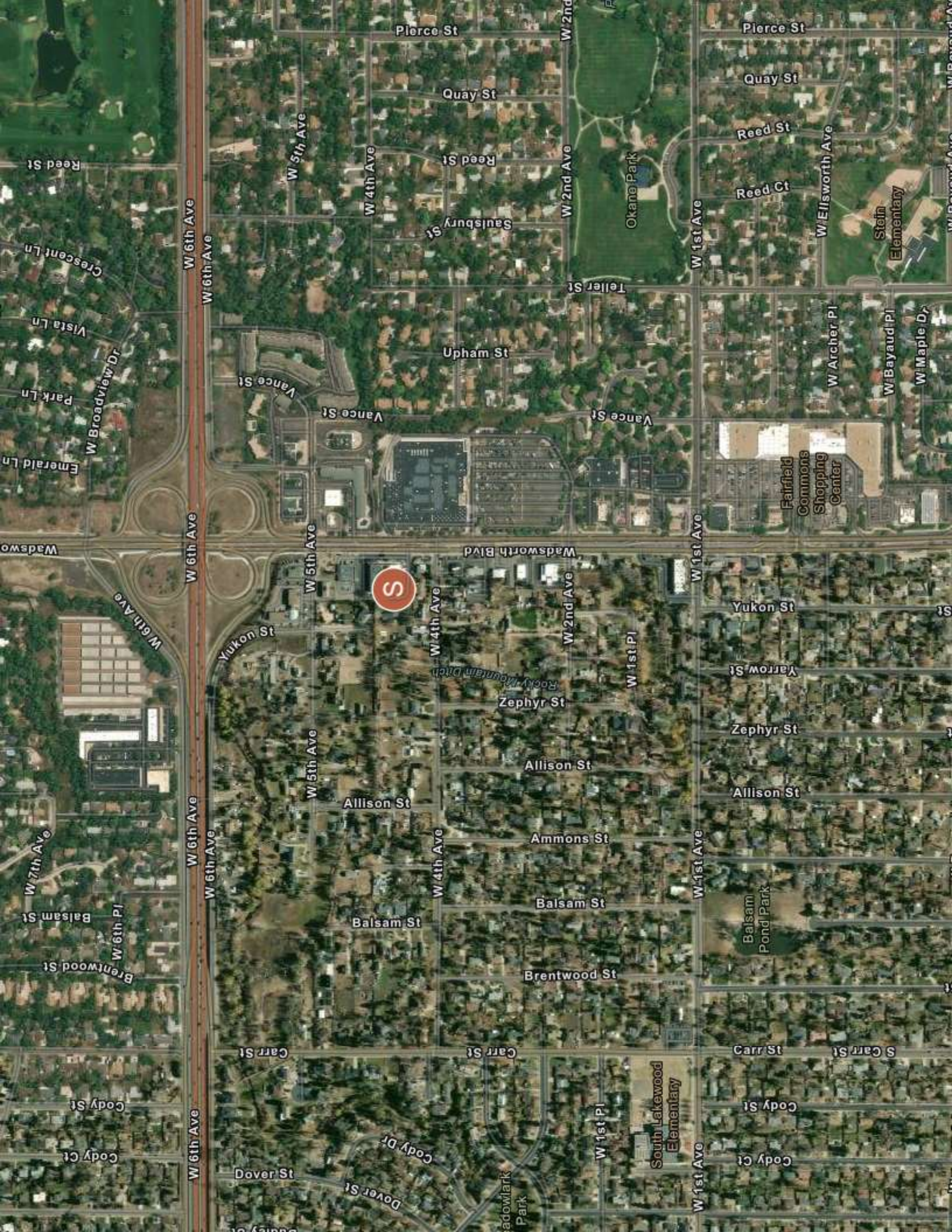
- Located along the highly traveled Wadsworth Boulevard corridor in Lakewood, Colorado, the property benefits from exceptional regional accessibility and visibility with traffic counts of approximately 65,700 vehicles per day along Wadsworth Boulevard. The site offers immediate connectivity to both eastbound and westbound 6th Avenue, providing efficient access throughout the Denver metro area and surrounding suburban markets. Wadsworth Boulevard serves as a major north-south arterial route, supporting strong daily traffic counts and convenient access for employees, customers, and tenants alike. The surrounding area features a dense concentration of retail, grocery, restaurant, and commercial amenities, including nearby national retailers, service providers, and a major Walmart shopping center. The property's central Lakewood location positions it within an established commercial corridor with strong demographic support and continued area activity.

- Immediate access to eastbound and westbound 6th Avenue
- Approximately 65,700 vehicles per day along Wadsworth Boulevard
- Prominent frontage along Wadsworth Boulevard, a major north-south thoroughfare
- Excellent regional connectivity to Downtown Denver and western suburbs
- Surrounded by established retail, office, and service-oriented commercial uses
- Nearby national retailers and shopping centers, including Walmart and grocery anchors
- Strong visibility and accessibility for tenants, customers, and employees
- Convenient access to restaurants, banking, fitness, and personal services

Major Industries by Employee Count

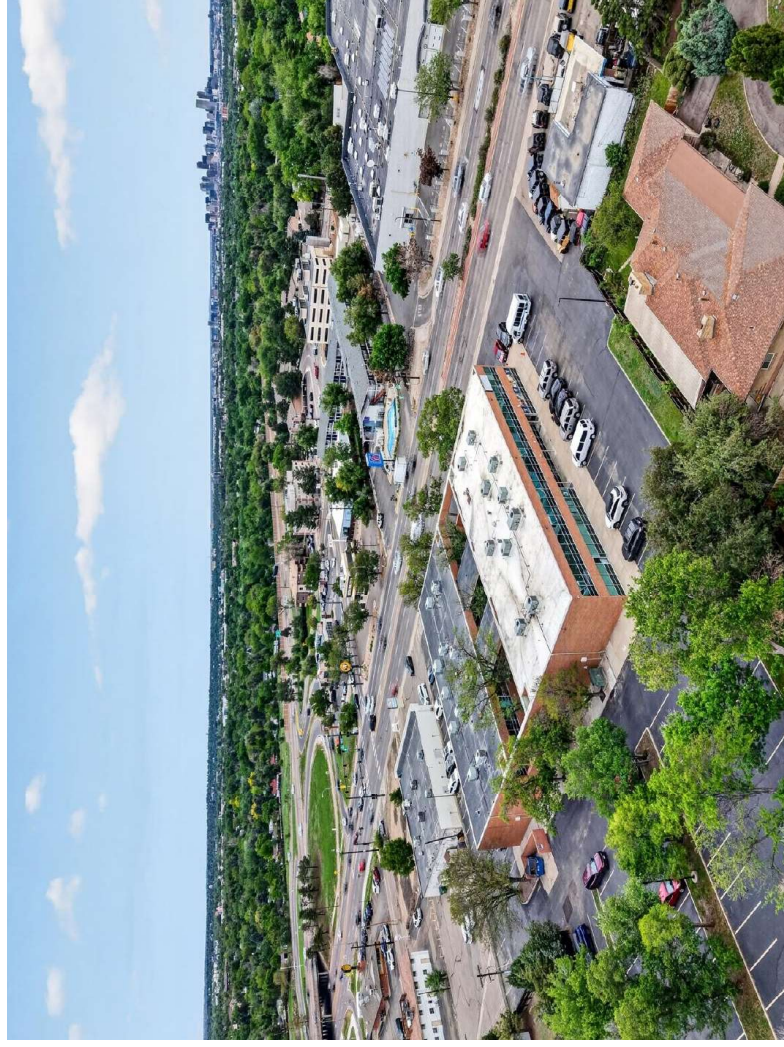
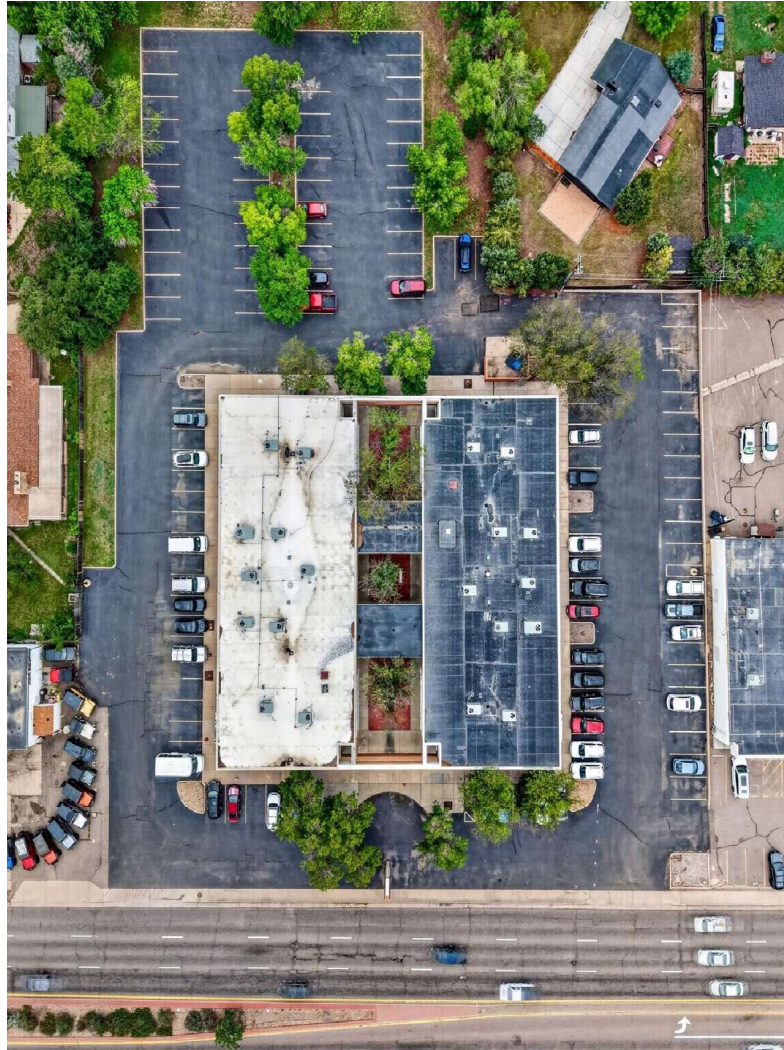


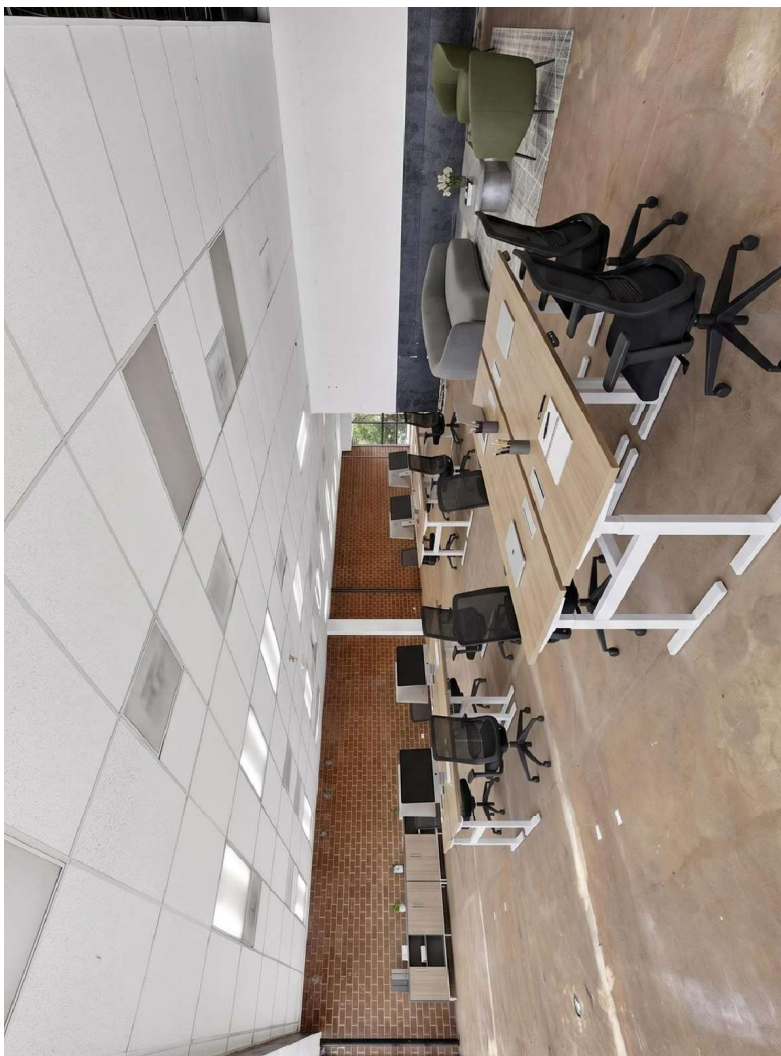


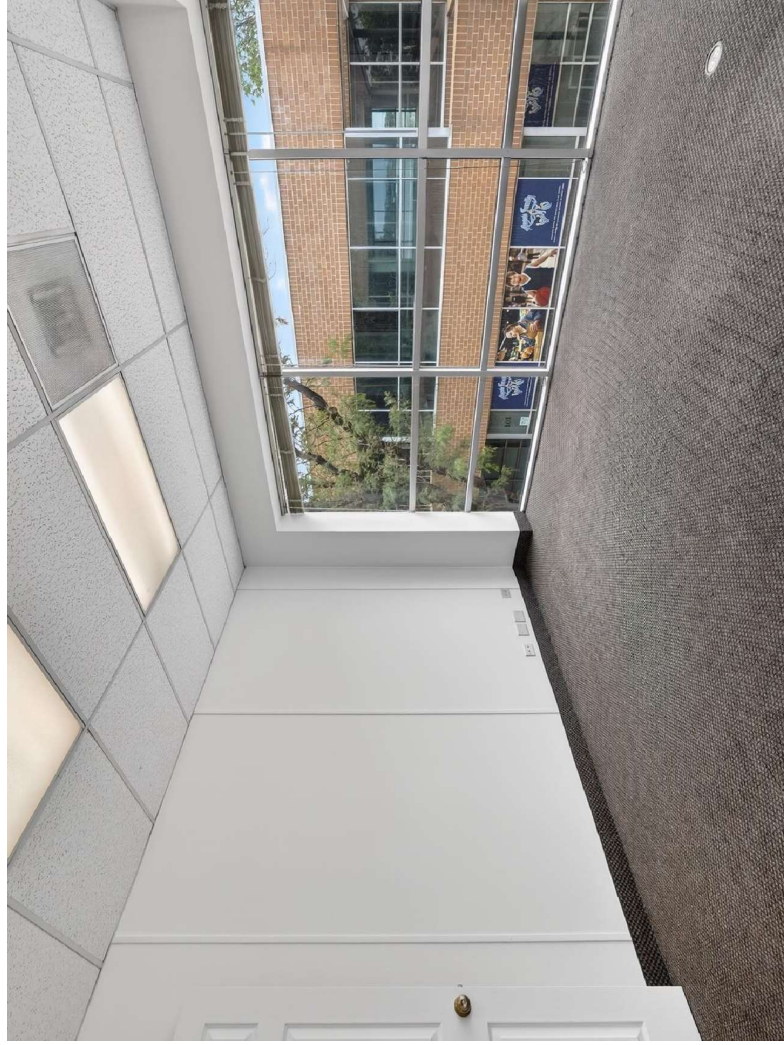
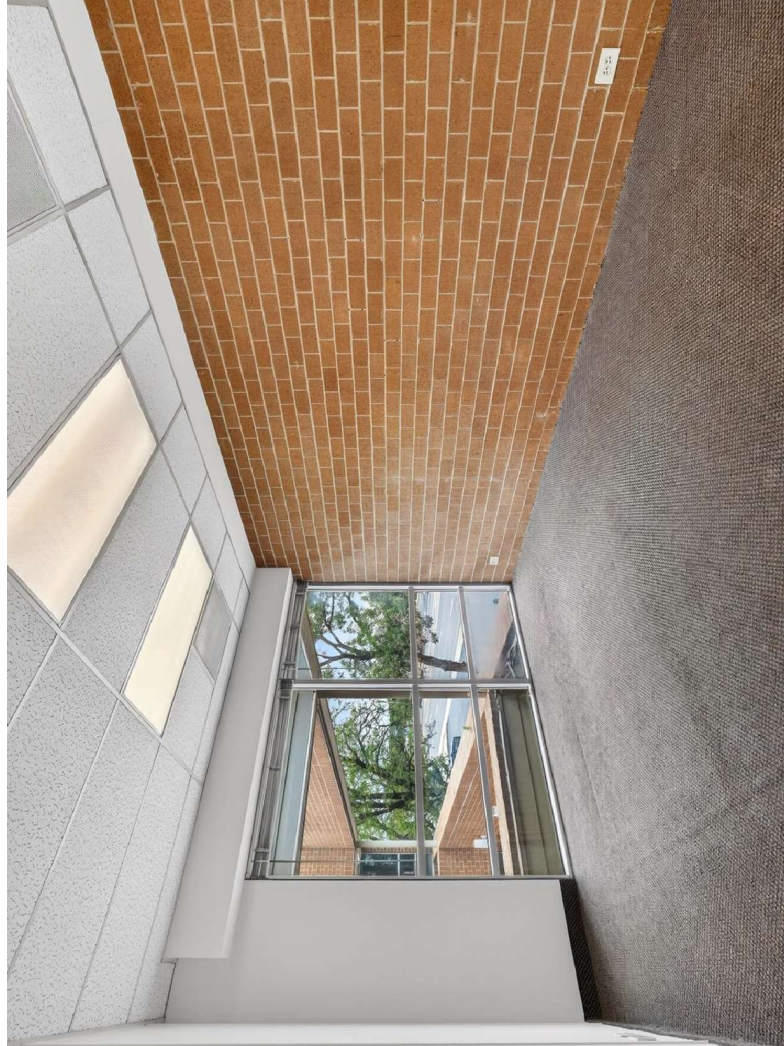




TOTAL: 1121 sq. ft
1st floor: 1121 sq. ft
EXCLUDED AREAS: WALLS: 83 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.









Maxwell Marcum
Senior Advisor

Maxwell joined Marcum Commercial Advisors in June 2016 as a Marketing & Research Associate. Following his graduation in May 2018, he advanced into a full-time Associate Broker role, and since then, has been promoted to our Senior Broker position, where he has since contributed to more than \$150 million in sales and leasing transactions across the Denver Metro region.

Today, Maxwell represents over 200,000 square feet of office, industrial, flex, and retail properties, actively expanding his portfolio and pursuing new opportunities for his clients.

Outside of work, Maxwell maintains an active lifestyle, enjoys outdoor activities and traveling with his wife and son. He also dedicates time to philanthropic causes, supporting organizations such as Children's Hospital Colorado, the Alzheimer's Association, Brave Church and the Denver Children's Foundation. Maxwell is also an active Board Member and Public Policy Chair for NAIOP's Colorado Chapter, one of the commercial real estate industry's most prevalent advocacy groups.