



PROPERTY DESCRIPTION

Discover the perfect space for your business at 4045 Wadsworth Boulevard Suite 303, Wheat Ridge, CO. This prime property offers a modern, professional environment with abundant natural light, and spacious open layouts ideal for customization. Located in a vibrant commercial redeveloping area with excellent accessibility. With ample parking and convenient amenities nearby, this is an exceptional opportunity for a variety of businesses. Don't miss the chance to elevate your brand and operations in this dynamic space.

PROPERTY HIGHLIGHTS

- Abundant natural light
- Spacious open layout for customization
- Modern, professional environment
- Excellent accessibility
- Ample parking for tenants and visitors
- Convenient amenities nearby

OFFERING SUMMARY

Lease Rate:	\$1,450.00 per month (Gross)
Available SF:	1,140 SF
Term	Flexible Terms



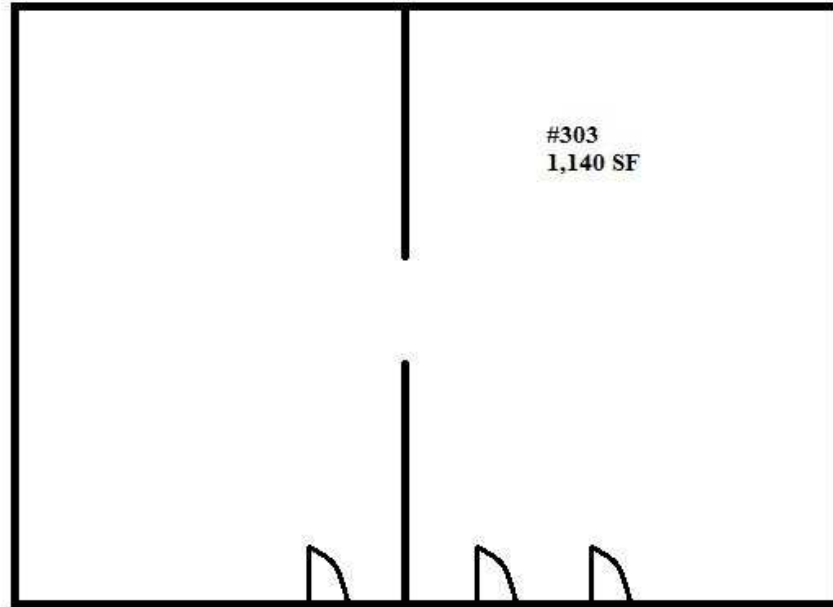
BRANDI SPENCER

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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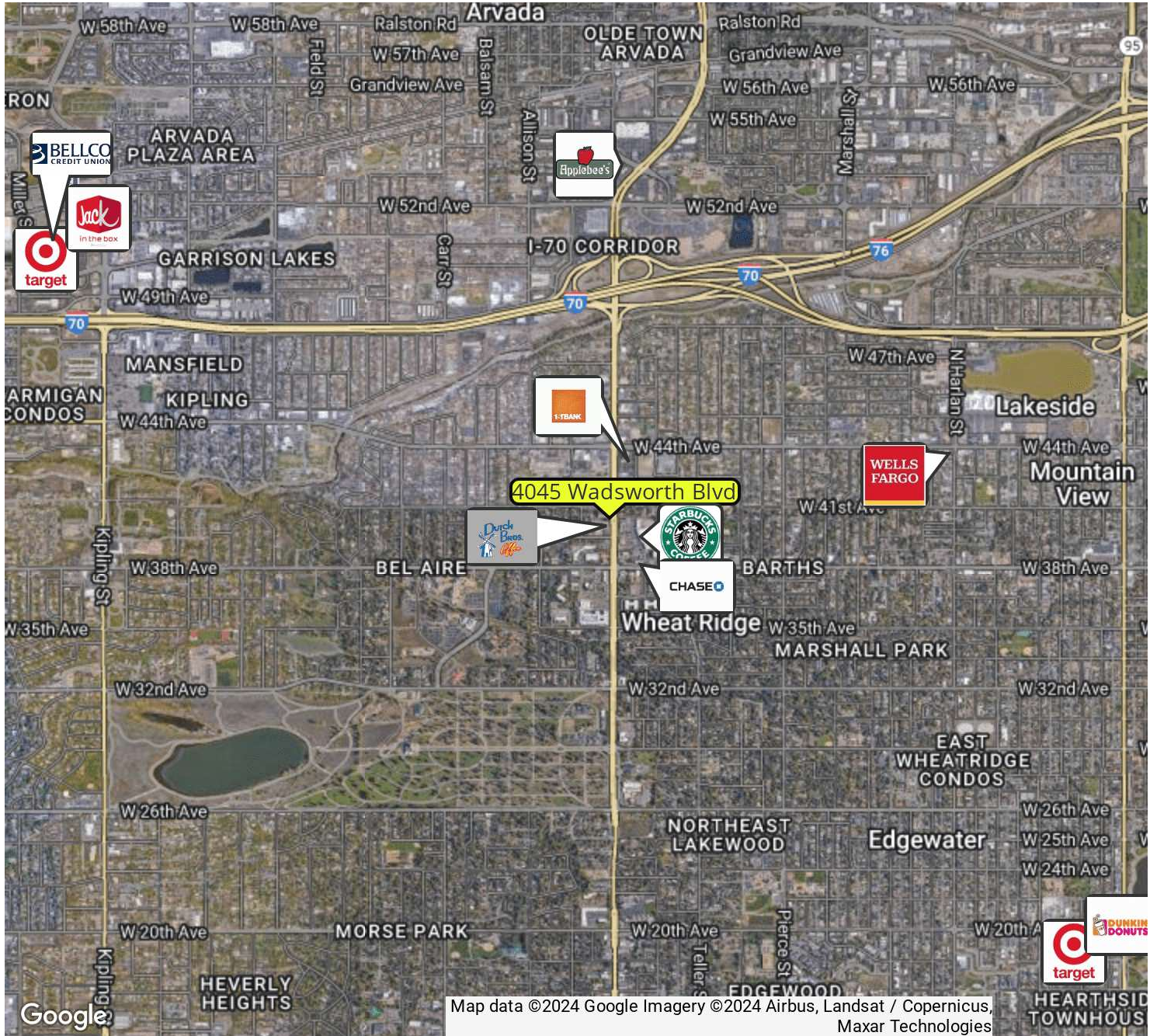
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4045 WADSWORTH BOULEVARD SUITE 303

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,574	133,280	330,696
Average Age	45	41	40
Average Age (Male)	43	40	39
Average Age (Female)	46	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,844	61,406	145,896
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$104,481	\$115,042	\$117,226
Average House Value	\$664,195	\$704,376	\$698,315

Demographics data derived from AlphaMap



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