



**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!

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,180	61,923	163,715
Total Population	12,911	131,983	358,305
Average HH Income	\$106,405	\$122,497	\$122,108

**HIGHLIGHTS**

- Modern and spacious layout
- High ceilings for an open feel
- Large windows for natural light
- Ample parking for employees and clients
- Updated kitchen and break room area
- Flexible floor plan for customization
- Efficient HVAC and lighting systems

**OFFERING SUMMARY**

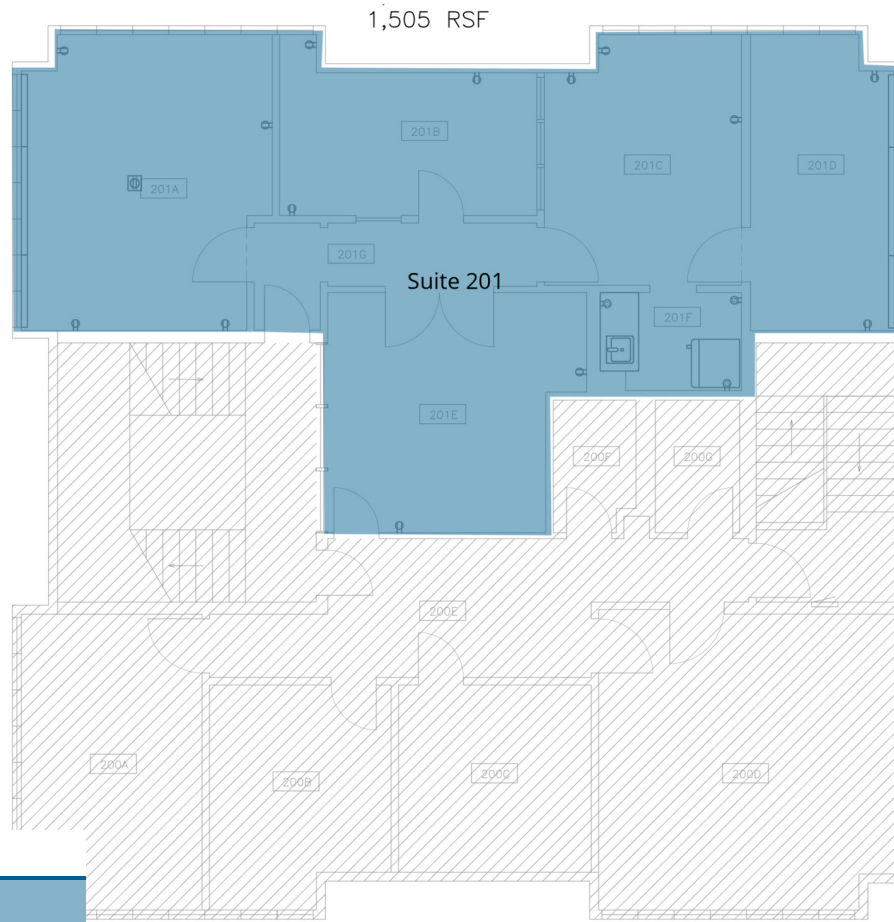
Lease Rate:	\$18 SF/yr (Full Service)
Number of Units:	2
Available SF:	1,000 - 1,505 SF
Lot Size:	0.368 Acres
Building Size:	7,571 SF

Additional Photos



RENO JAMES BUILDING BROCHURE



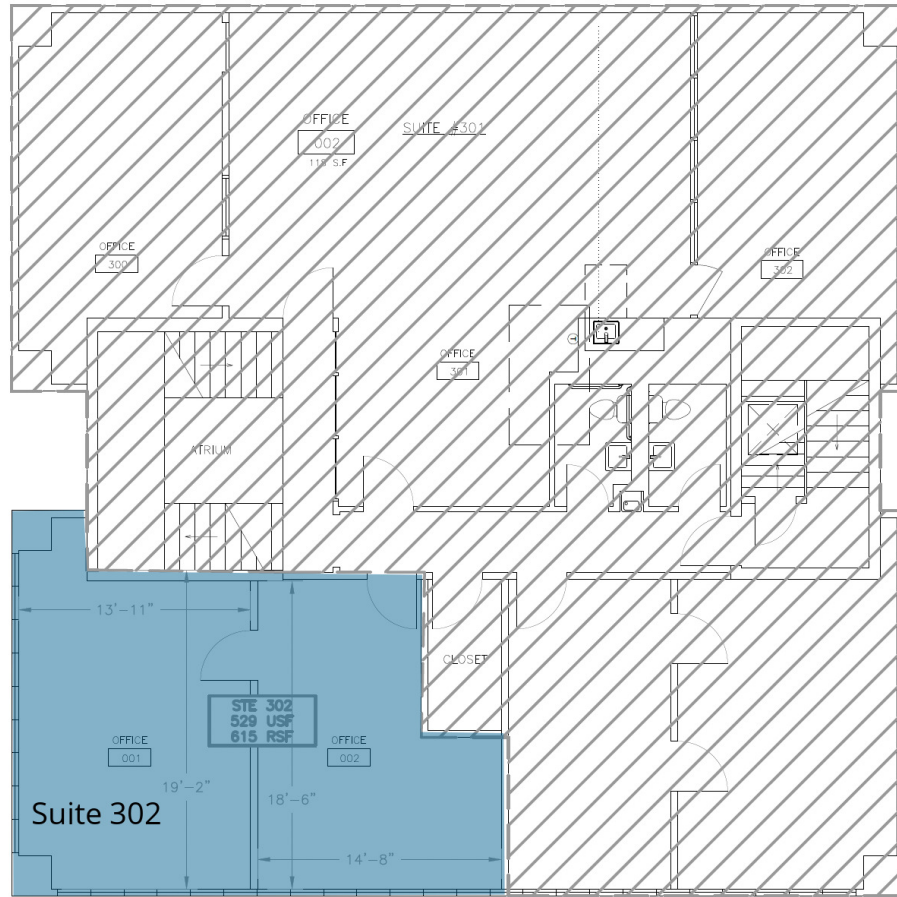


**LEASE INFORMATION**

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,000 - 1,505 SF	Lease Rate:	\$18 SF/yr

**AVAILABLE SPACES**

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



**LEGEND**

Available

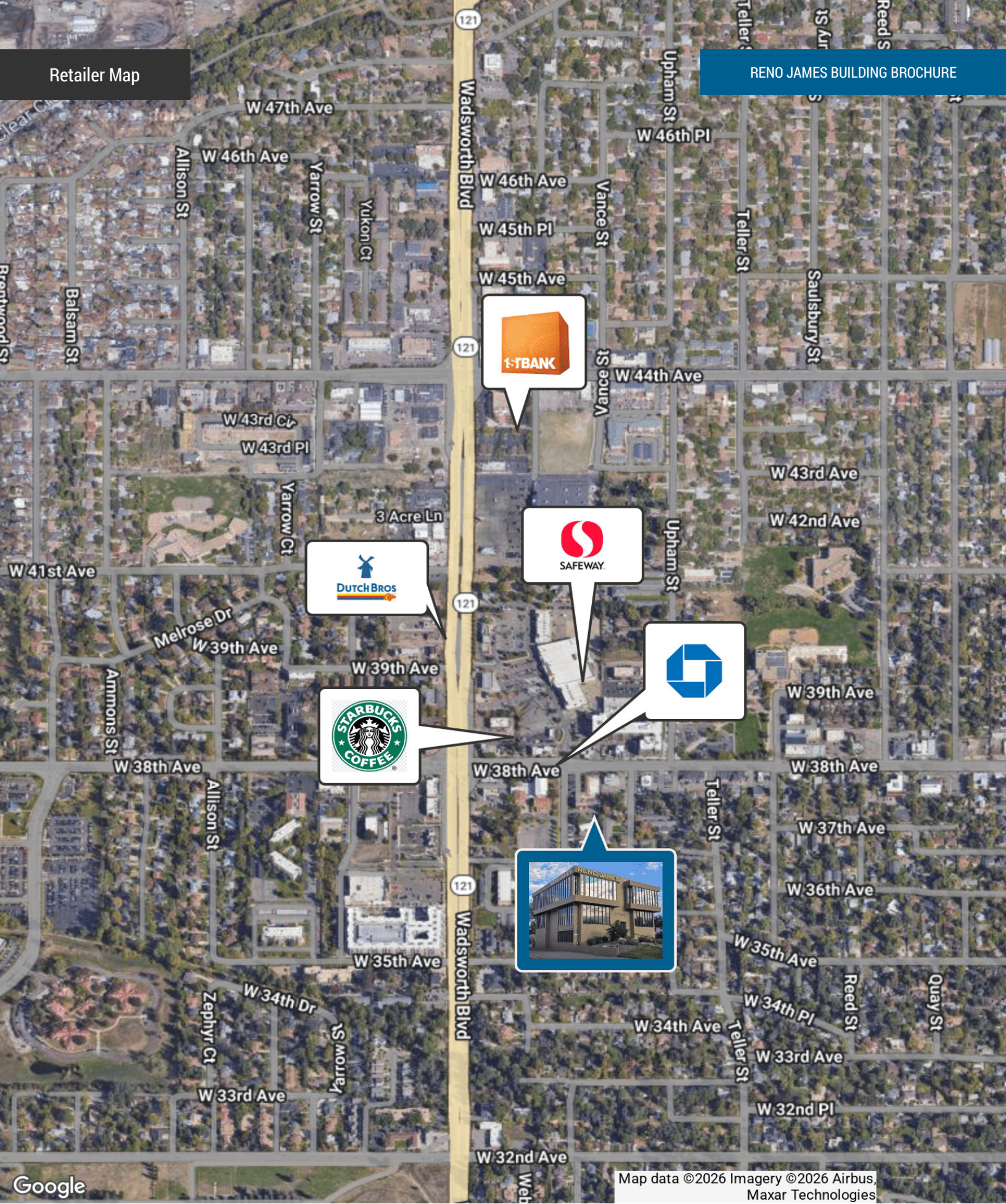
**LEASE INFORMATION**

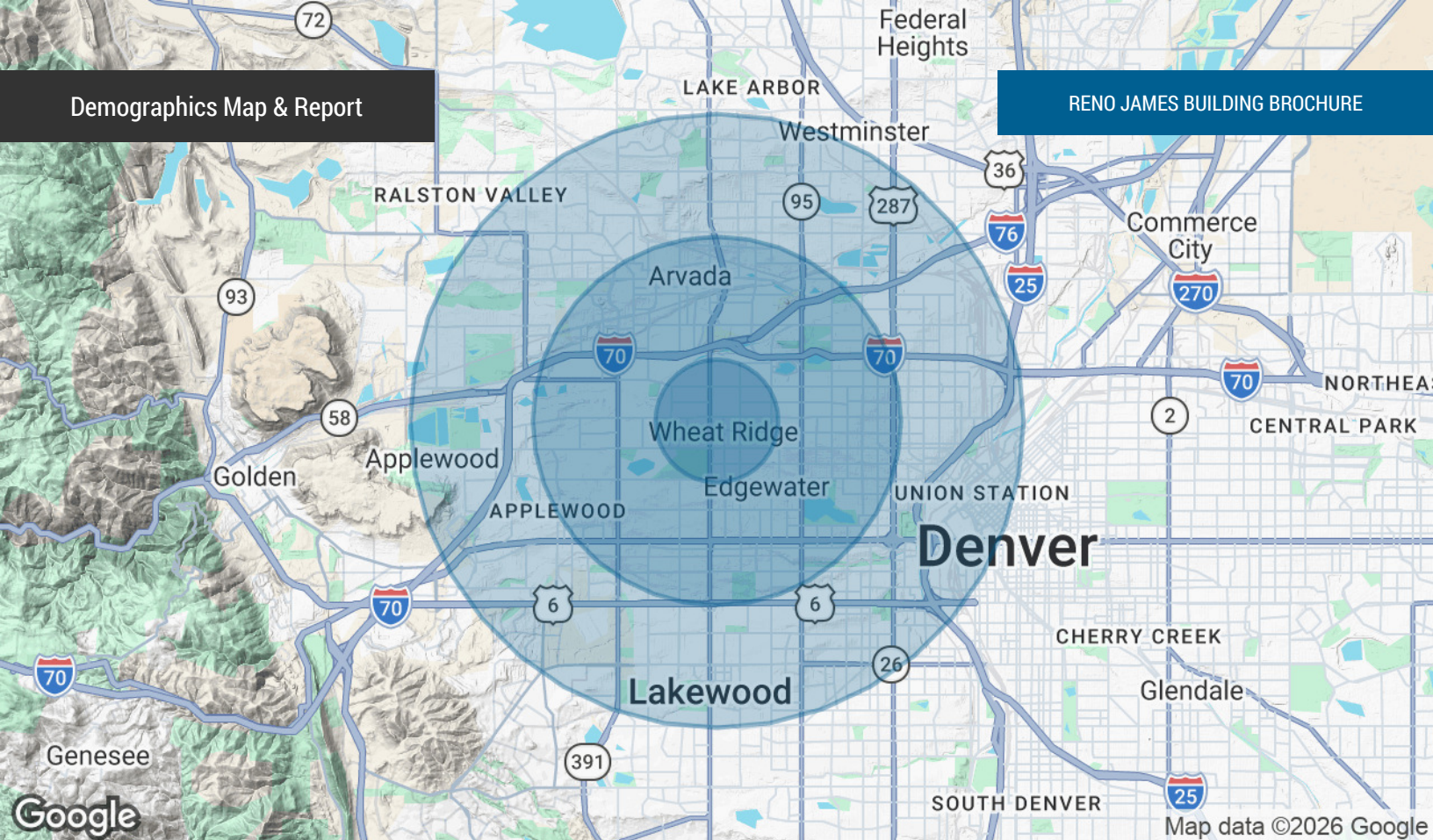
Lease Type:	Full Service
Total Space:	1,000 - 1,505 SF

Lease Term:	Negotiable
Lease Rate:	\$18 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE	TYPE	RATE
Suite 302	Available	1,000 SF	Full Service	\$18.00 SF/yr





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,911	131,983	358,305
Average Age	44.2	38.4	37.9
Average Age (Male)	43.8	38.2	37.6
Average Age (Female)	43.8	39.0	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,180	61,923	163,715
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$106,405	\$122,497	\$122,108
Average House Value	\$599,191	\$635,219	\$611,474

2023 American Community Survey (ACS)