

4045 WADSWORTH BOULEVARD SUITE 20

Wheat Ridge, CO 80033



PROPERTY DESCRIPTION

Discover the perfect space for your business at 4045 Wadsworth Boulevard Suite 20, Wheat Ridge, CO. This prime property offers a modern, professional environment. Garden level suite, with four private offices and reception/waiting area. 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
- - State-of-the-art facilities
- - Excellent visibility and accessibility
- - Ample parking for tenants and visitors
- - Convenient amenities nearby
- - Prime location in a vibrant commercial area

OFFERING SUMMARY

Sale Price:	\$99,000 (\$115.52/SF)
Association Dues	\$680 / month
Taxes	\$1,090/year ('24 payable '25)
Lease Rate:	\$1,650.00 per mo. - Modified Gross + electric & internet
Available SF:	857 SF



BRANDI SPENCER

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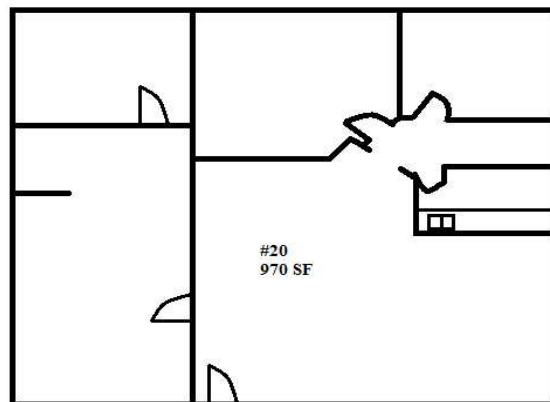
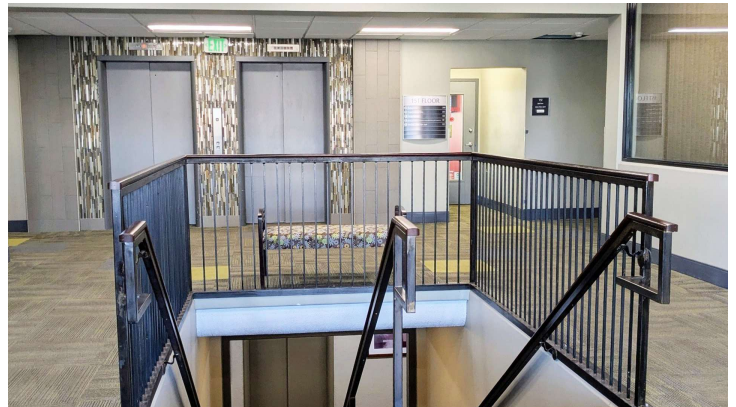
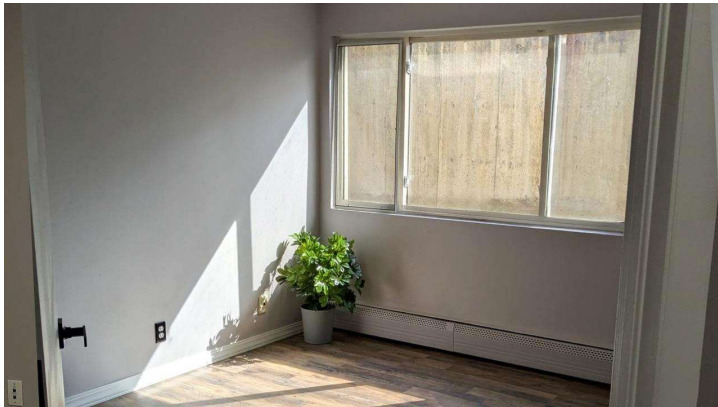
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,574	133,280	330,696
Average Age	45	41	40
Average Age (Male)	43	40	39
Average Age (Female)	46	42	41

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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