

MEDICAL/DENTAL/OFFICE SPACE FOR LEASE



**8721, 8723, 8725 WADSWORTH BLVD
ARVADA, COLORADO 80003**

Standley Lake Office & Medical is the perfect location for your business located on the very busy Wadsworth Blvd corridor. Providing both small to medium medical suites and office suites with retail visibility and minutes away from the brand new Downtown Westminster master planned development. Surrounded by anchored retail centers, shops, restaurants, gyms and many other amenities, make it perfect for your employees and clients. Full lighted access, plenty of parking with signage and visibility on Wadsworth, make this a perfect location for your practice or office today.

- Recent major exterior improvements including new suite and monument signage, lighting, landscaping & exterior façade!
- New ROOFS and HVAC throughout.
- Private Entrances, 24 Hour building access.
- Retail visibility from Wadsworth!
- 4 Minutes from the master planned DOWNTOWN WESTMINSTER bringing 4,500 new residents and 8,000 new daily workers.
- Medical & Dental suites with sinks or perfect for general office or professional services.

ASKING RENT

\$13.00 + NNN

RENT INCLUDES HEATING, COOLING, TRASH, WATER AND GAS

8725 B - 1,719 SF
TURNKEY DENTAL SPACE

DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	15,337	303,005	974,443
HOUSEHOLDS	6,777	118,333	398,676
HH INCOME	\$108,962	\$119,347	\$126,084

PROPERTY STATISTICS

	<u>BUILDING</u>		<u>SITE</u>
SIZE	14,649	SITE SIZE	1.59 acres
YOC	1980	PARKING	6:1,000
MATERIALS	Wood Frame	NNN EST.	\$7.80

FOR MORE INFORMATION, PLEASE CALL:

Joshua Cohen—720-232-4014

Joshua@johnproppcommercial.com

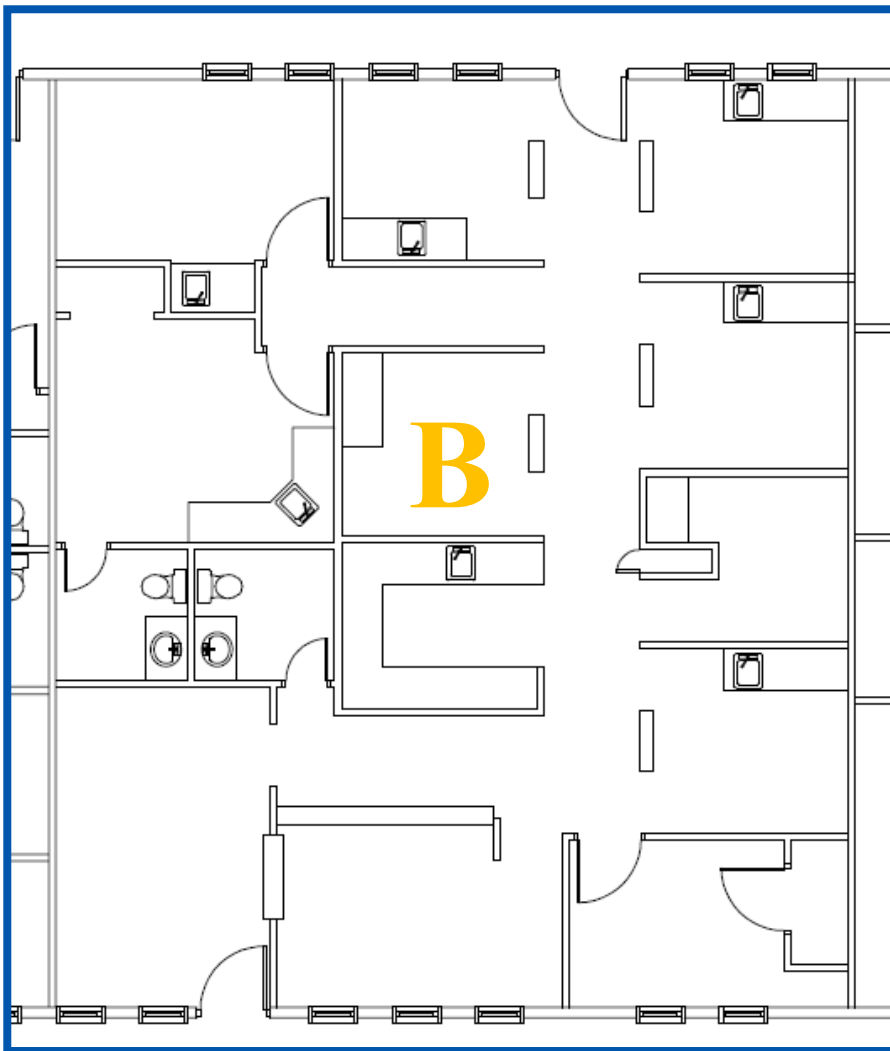
6565 S. Dayton St., Suite 3000
Greenwood Village, CO 80111

learn more at www.JohnProppCommercial.com



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SUITE 8725 B - 1,719 SF - Turnkey Dental or Medical Office



SITE PLAN

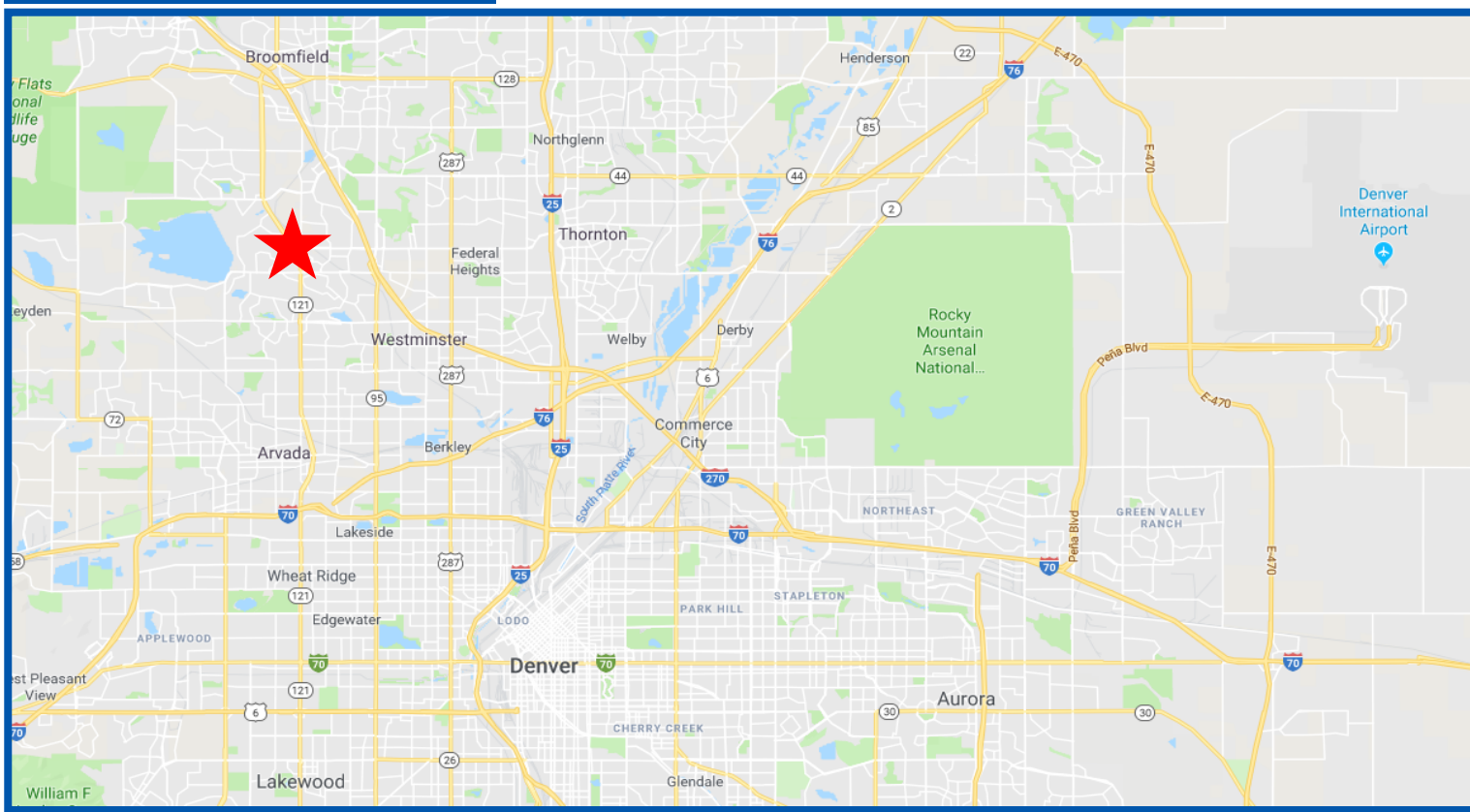


No warranty or representation is made as to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.

AERIAL MAP



MAP



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