

FOR LEASE

MEDICAL OFFICE | 3,052 SF | FF&E AVAILABLE

7805 W 38TH AVE
WHEAT RIDGE, CO 80033



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DISTINGUISHED. DRIVEN. DEPENDABLE.

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PROPERTY INFORMATION



**7805 W 38TH AVE
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LEASE RATE	Contact Broker
OPEX	\$7.97/SF
BUILDING SIZE	3,052 SF
LOT SIZE	21,780 SF
PARKING	Surface, Front & Rear
YEAR BUILT	1978
ZONING	RC (Wheat Ridge)



PROPERTY HIGHLIGHTS

- Treatment rooms with water
- Medical office
- FF&E can be Included
- Easy access to I-70
- Natural light
- Open floorplan
- Centrally located
- Large parking lot

PROPERTY BOUNDARY

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INTERIOR PHOTOS

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PRIVATE TREATMENT ROOMS



BRIGHT FOYER



NATURALLY-LIT WAITING ROOM



BASEMENT STORAGE



PREMIUM FINISHES



SPACIOUS RECEPTION DESK

LOCATION MAP

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