

# FOR LEASE

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

## 7805 W 38<sup>TH</sup> AVE WHEAT RIDGE, CO 80033



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# PROPERTY INFORMATION

**7805 W 38<sup>TH</sup> AVE**  
**WHEAT RIDGE, CO 80033**

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

**7805 W 38<sup>TH</sup> AVE**  
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FRONT PARKING LOT

BACK PARKING LOT

W 38<sup>th</sup> St

**LARGE, CLEARLY DEFINED PARCEL OFFERING ABUNDANT PARKING AND  
EXCELLENT VISIBILITY WITH DIRECT ACCESS TO W 38TH AVENUE.**



# INTERIOR PHOTOS

7805 W 38<sup>TH</sup> AVE  
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PRIVATE TREATMENT ROOMS



BRIGHT FOYER



NATURALLY-LIT WAITING ROOM



BASEMENT STORAGE



PREMIUM FINISHES



SPACIOUS RECEPTION DESK



# LOCATION MAP

**7805 W 38<sup>TH</sup> AVE**  
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