



www.ModernRECommercial.com

4251 Kipling Street, Suite 150
Wheat Ridge, CO 80033

FOR LEASE | MISSION TRACE OFFICE BUILDING

3333 S Wadsworth Blvd, Lakewood, CO 80227



Building Information

Lease Rate | \$19.00 - \$19.50/SF FSG
Excellent Rates + Free Rent

Space Available

Suite 100 | 7,700 RSF
(Contiguous to suite 101- up to 10,234/RSF)
Suite 116 | 1,341 RSF
Suite 150 | 895 RSF
Suite 205 | 947 RSF
Suite 214 | 1,060 RSF
Suite 310 | 2,215 RSF (Dental Space)
Suite 318 | 1,700 RSF
\$500/mo/office (spec suite)
3 shared offices available
Suite 333 - 1352 RSF
Basement | 30,000 RSF

Medical Spaces Available

Suite 310 | 2,215 RSF, Dental Space
(orthodontist)

Parking

Ample off-street parking

Elevator

Yes

Building Highlights

- Mixed Use Office-Retail Center Anchored by Natural Grocers
- Easy accessibility from S Wadsworth
- Close proximity to Highway 285
- Small Load Factor 17%
- Move-In Ready Suites
- Common Area Renovations Underway
- Storage in the basement of the building
- Common area conference room(s)

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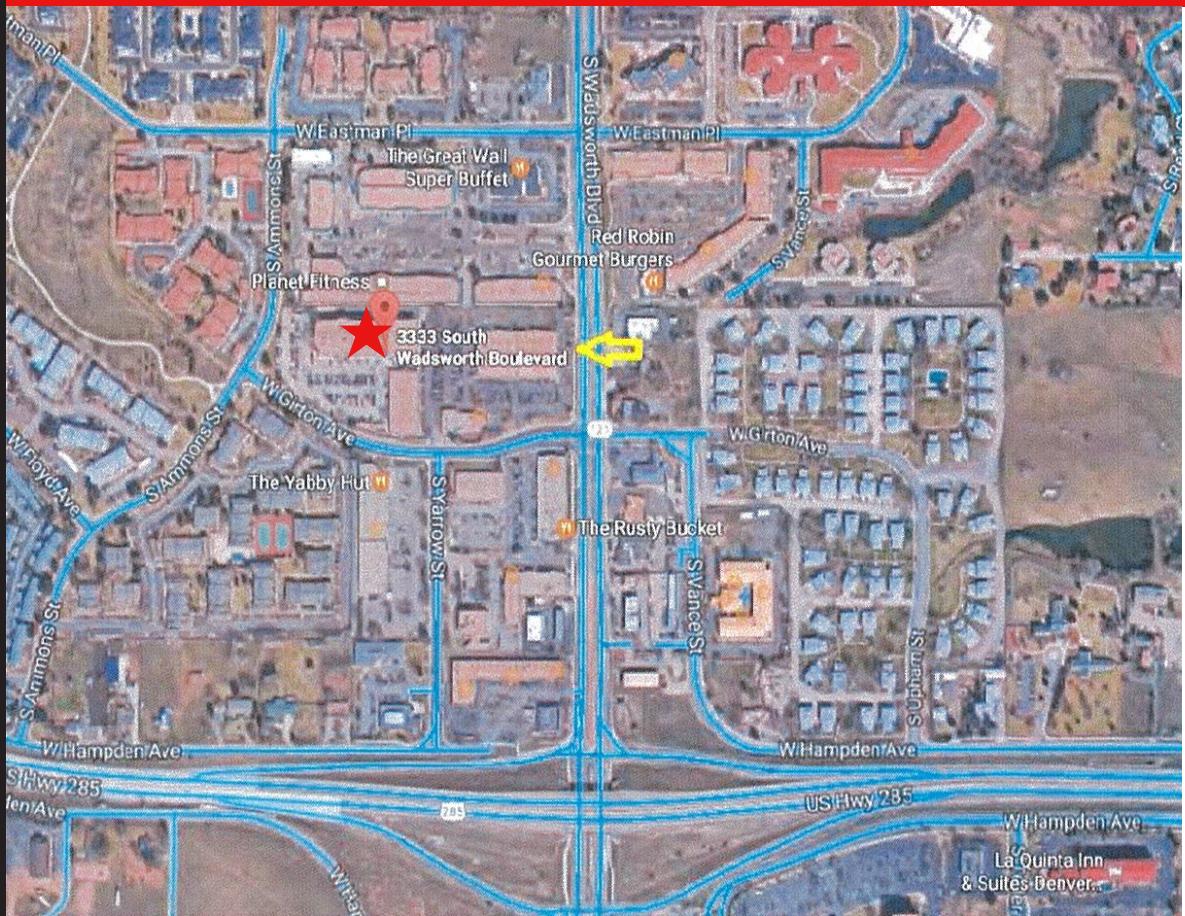


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David Schwab

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Suite Availability

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(orthodontist)

Location Highlights

- Great walkable local restaurants and retail shops
- Excellent accessibility from Highway 285 and Wadsworth
- Fitness center and common conference areas on site
- Close proximity to recreational areas:
 - Lakewood Sister Park
 - Bear Creek Trail
- 12-14' ceiling heights, former Colorado Athletic Club, suitable for a swim school, bowling, martial arts, physical therapy or medical imaging





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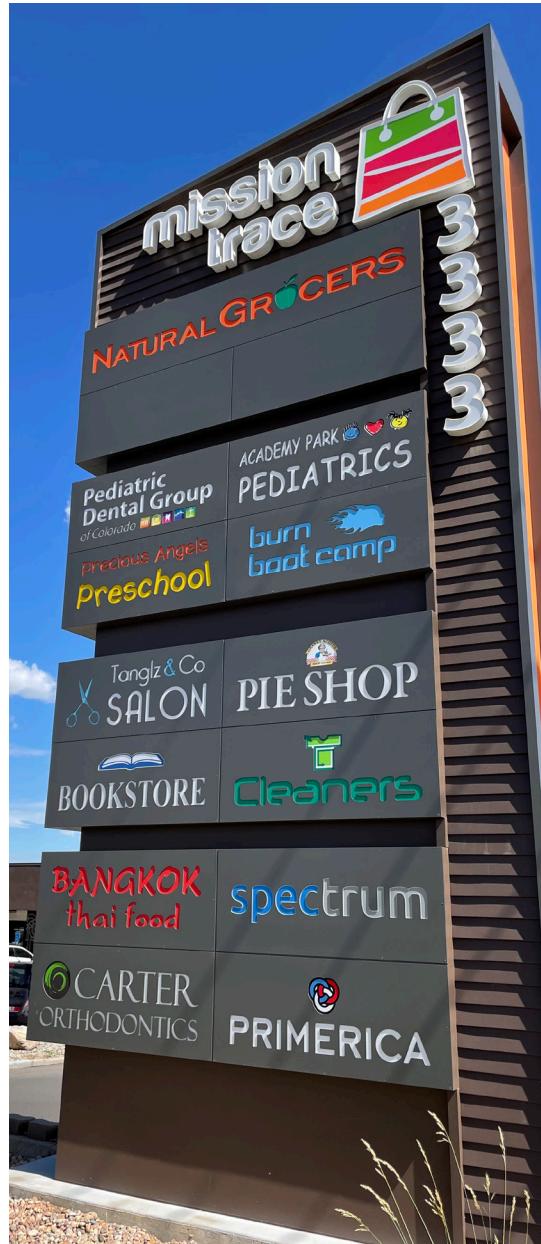
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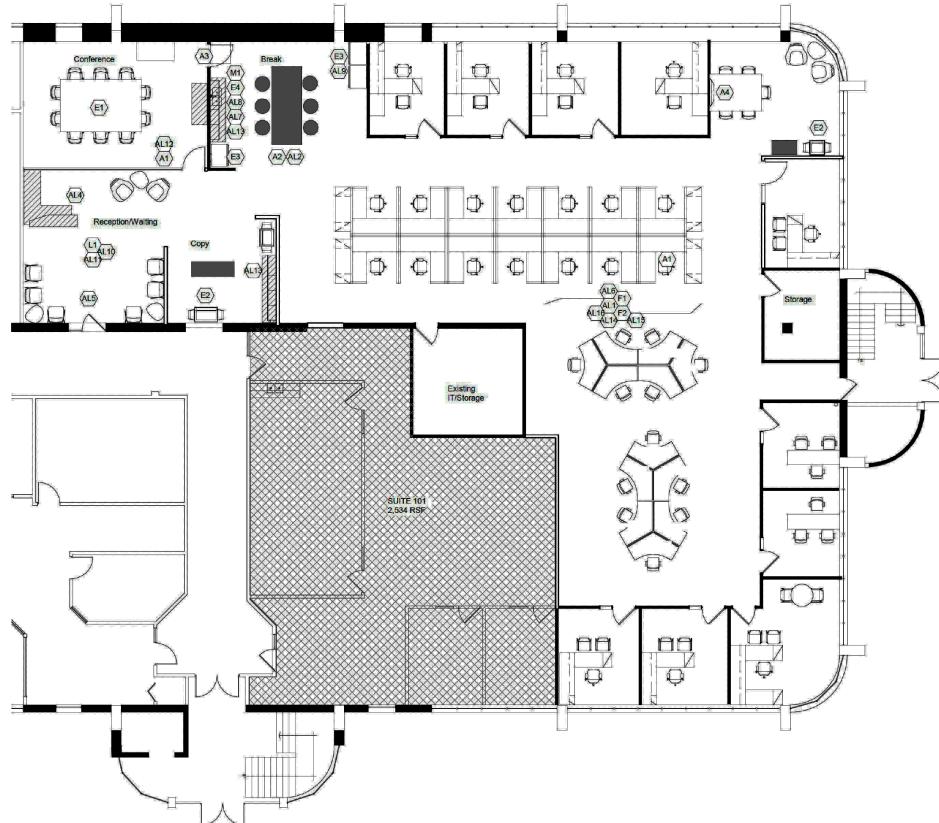
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Suite 100 | 7,700 RSF



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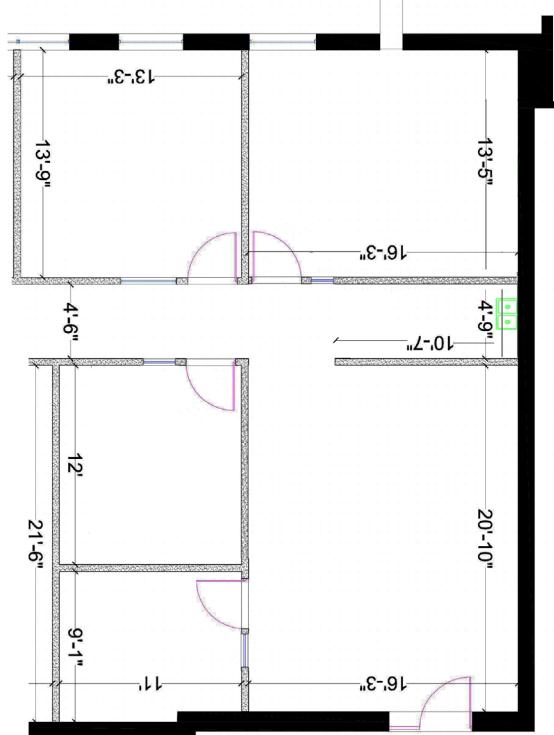
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Suite 116 - 1,341 RSF



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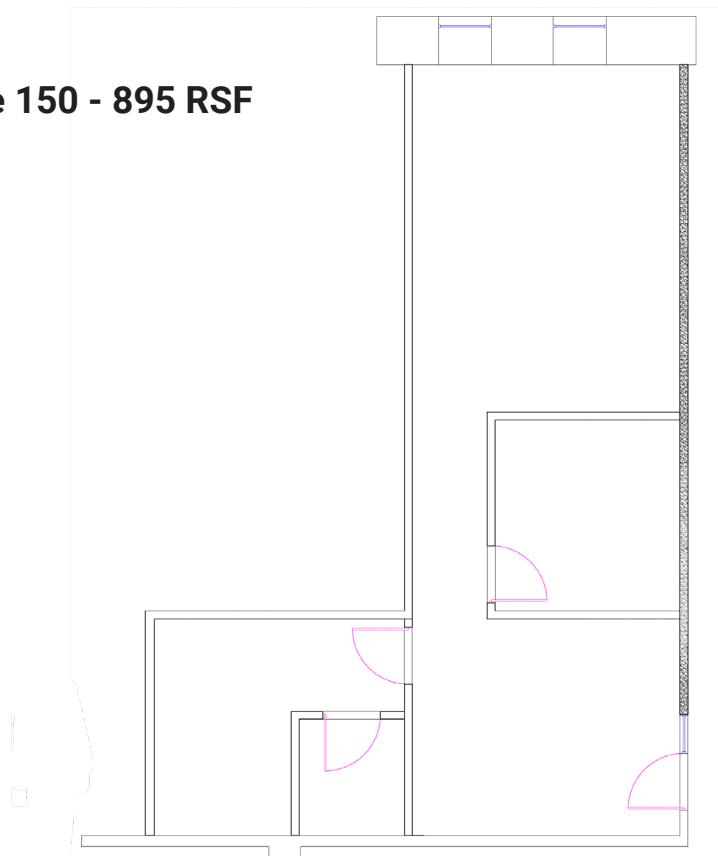
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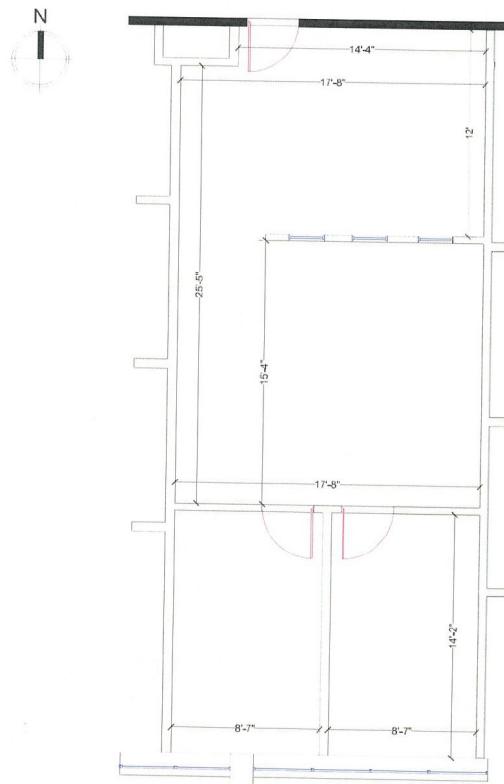
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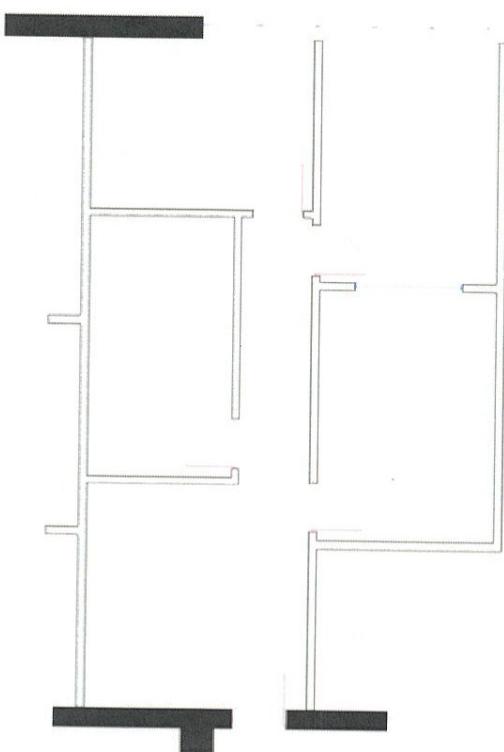
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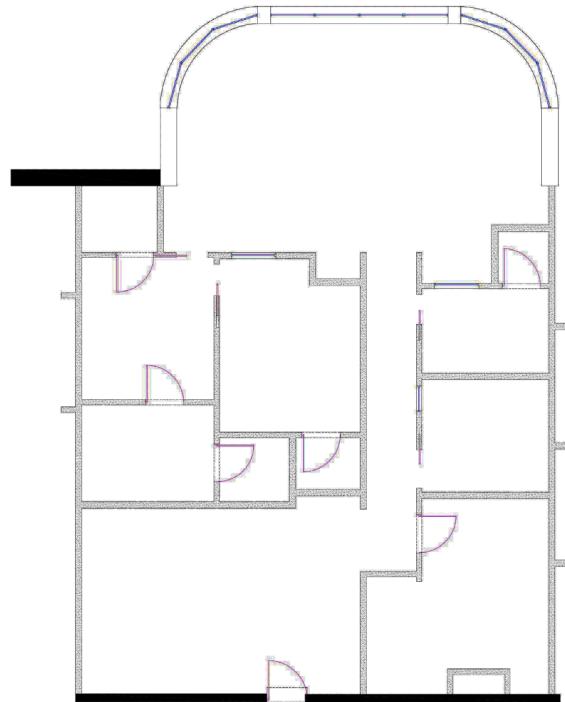
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Dental Space

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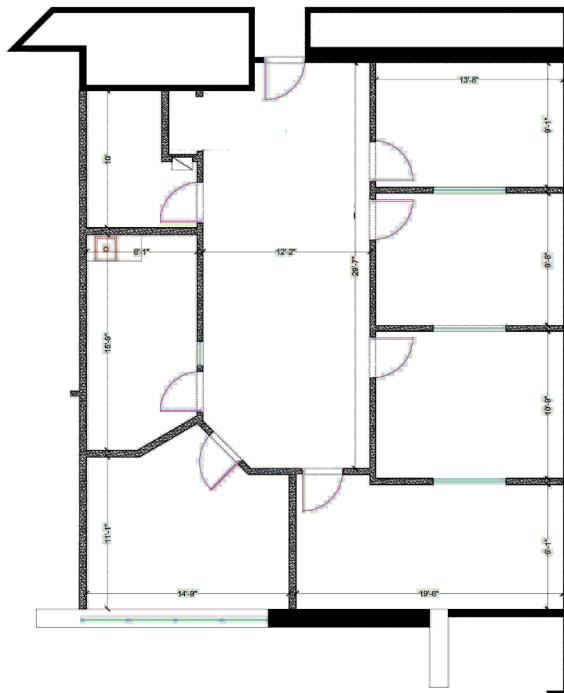
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Suite 318 - 1,700 RSF



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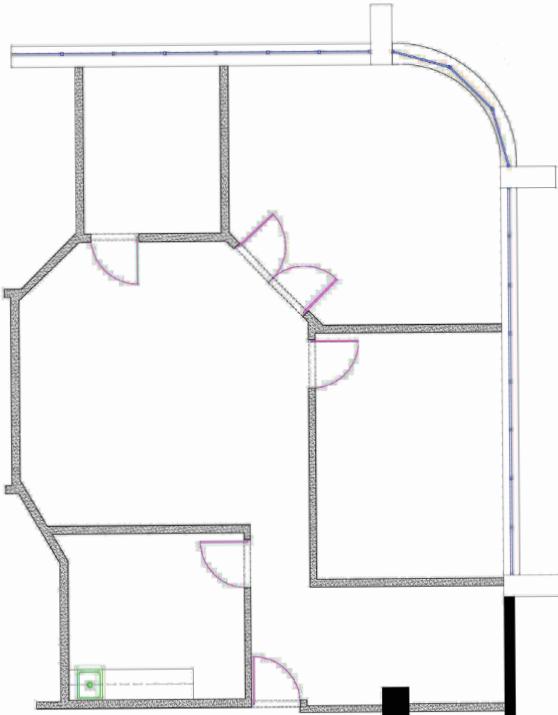
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