



www.ModernRECommercial.com

4251 Kipling Street, Suite 150  
Wheat Ridge, CO 80033

# FOR LEASE | MISSON 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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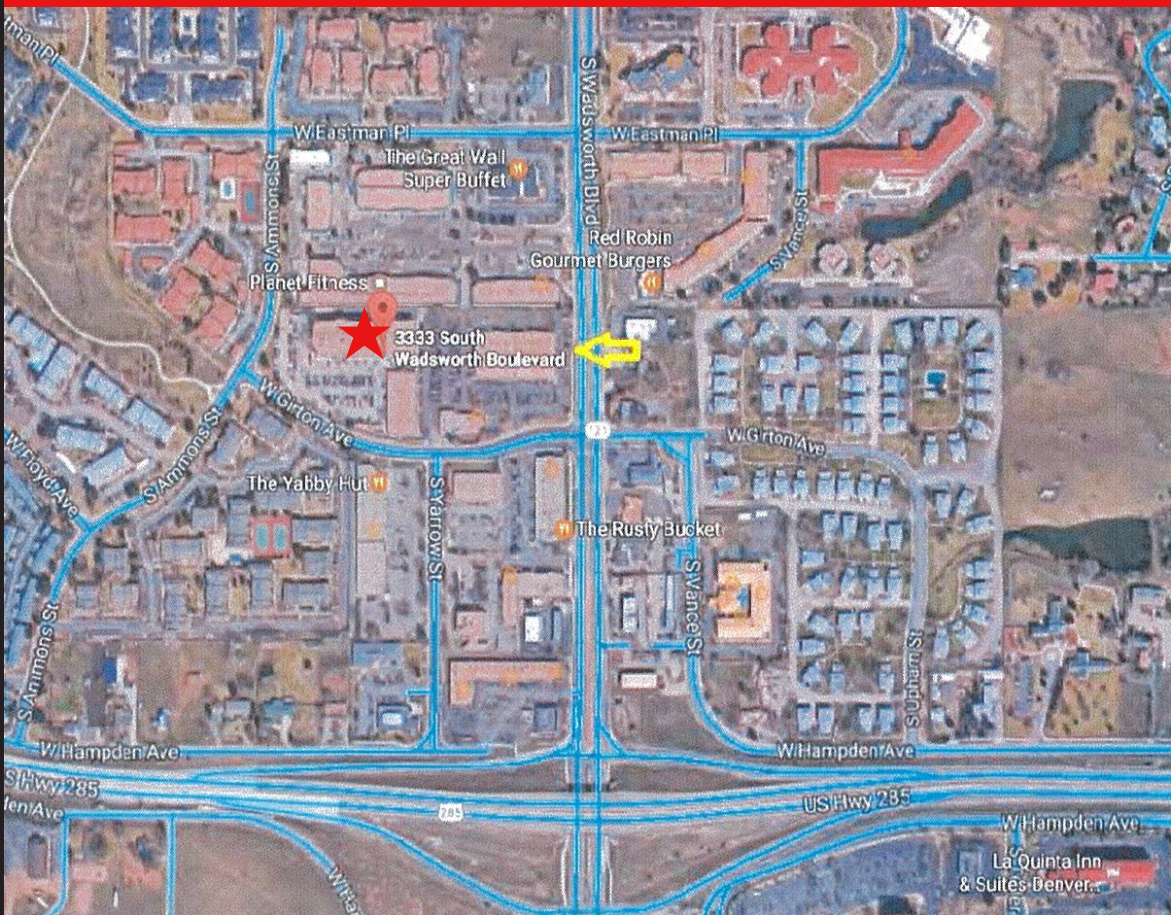


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## Rick Giarratano

303.332.3952

rick.giarratano@gmail.com

## Mike Lindquist

303.579.0057

mikelindquist2018@gmail.com

# David Schwab

719.229.7910

dwschwab@msn.com

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## Suite Availability

Suite 101 | 7,700 RSF  
(Contiguous to suite 100- 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)

## 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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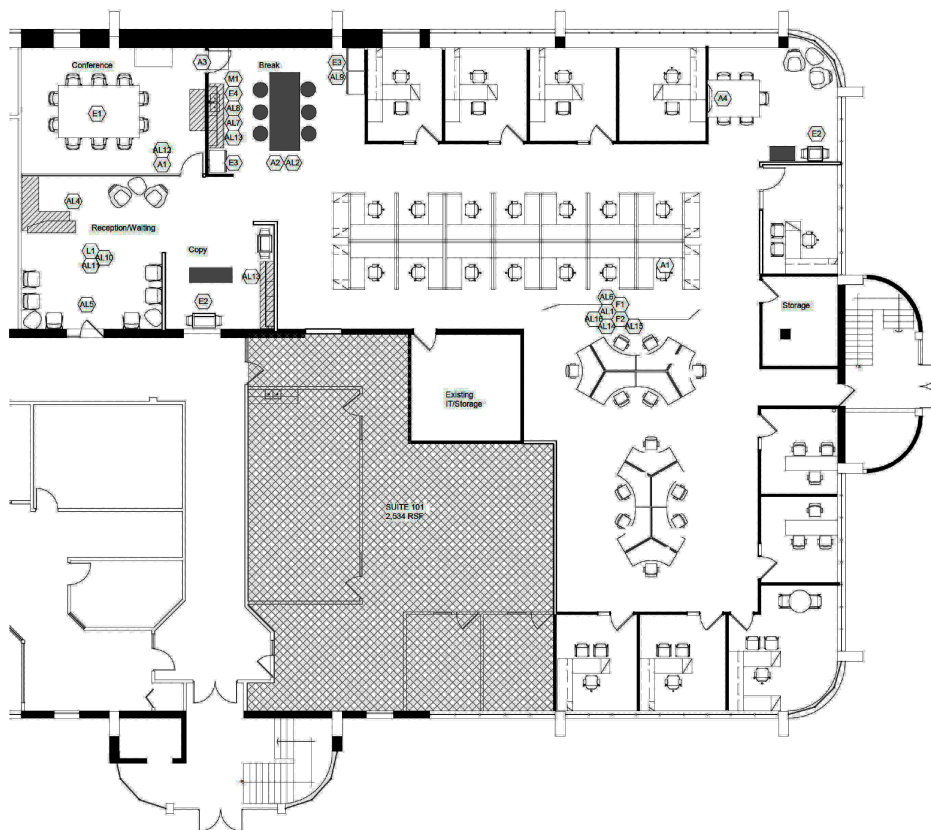
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## Suite 100 | 7,700 RSF



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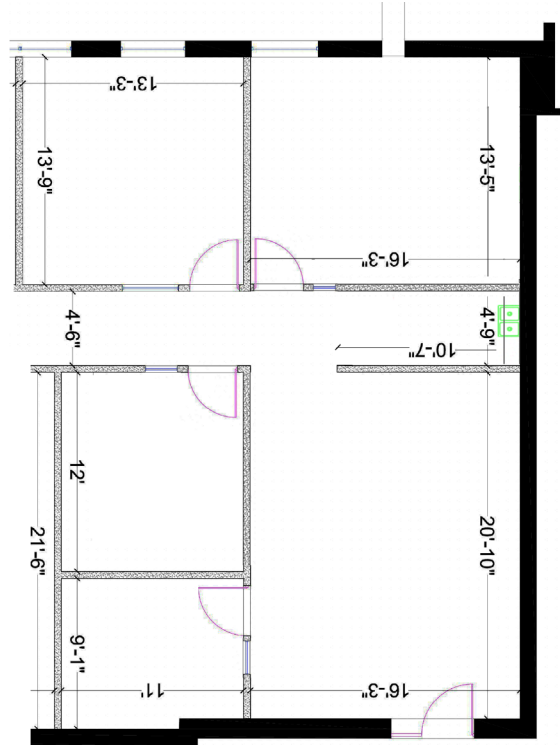
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3333 S Wadsworth Blvd, Lakewood, CO 80227

## Suite 116 - 1,341 RSF



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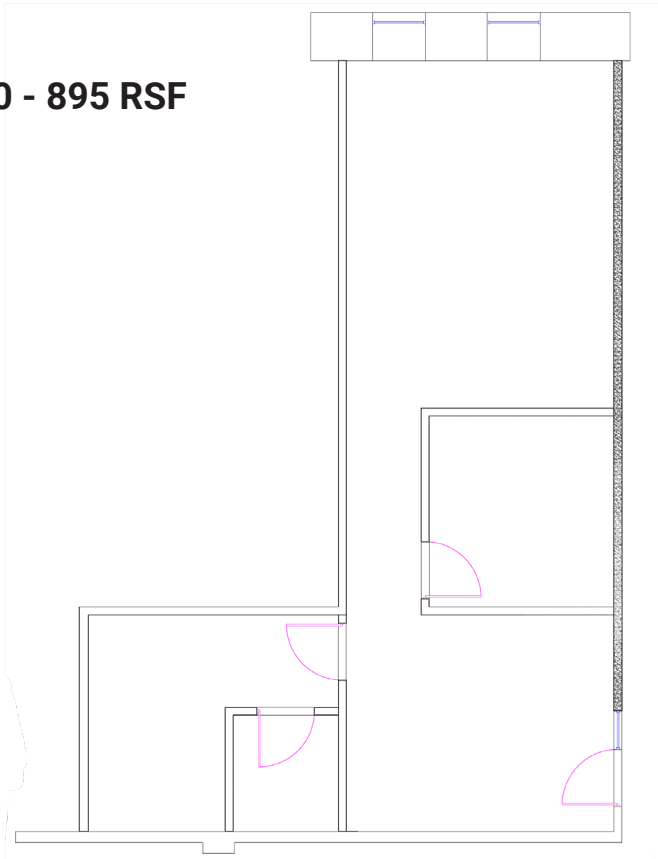
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## Suite 150 - 895 RSF



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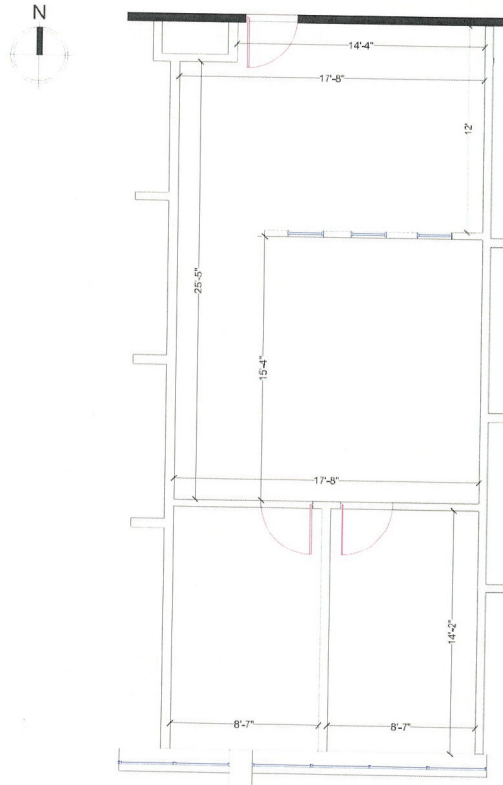
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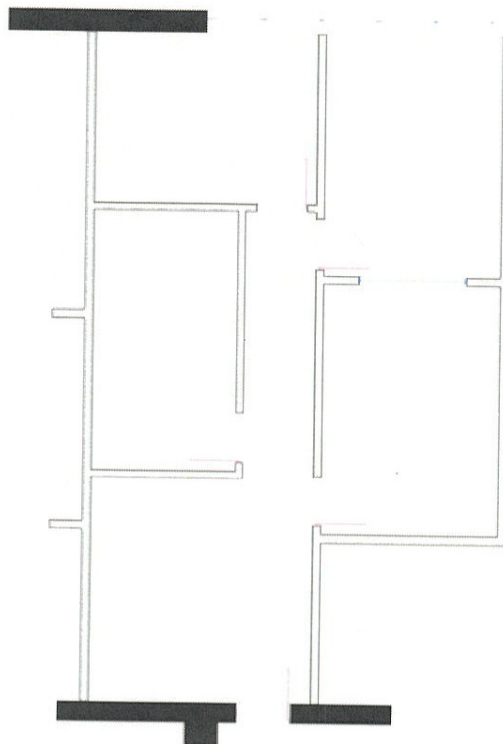
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## Suite 205 - 947 RSF



## Suite 214 - 1,060 RSF



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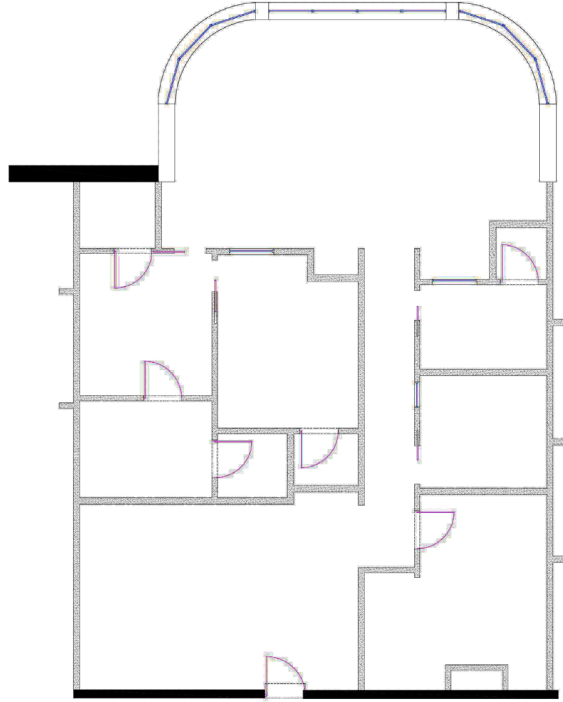
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## Suite 310 - 2,215 RSF



## Dental Space

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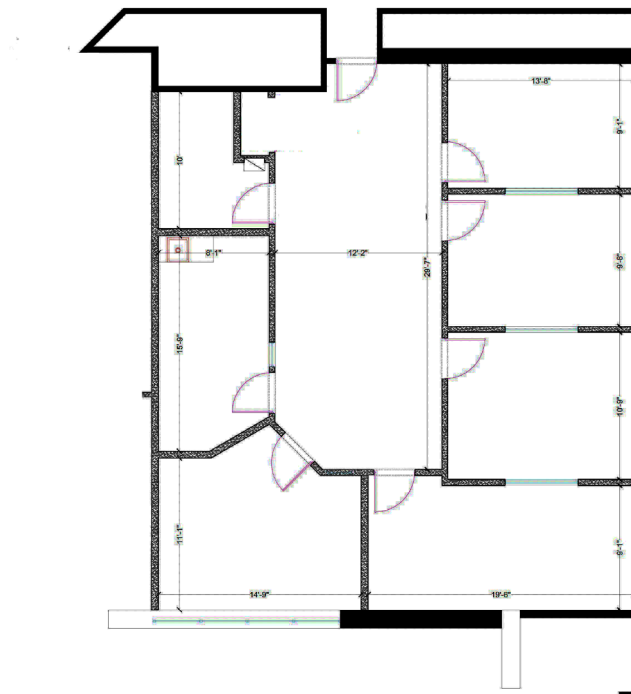
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## Suite 318 - 1,700 RSF



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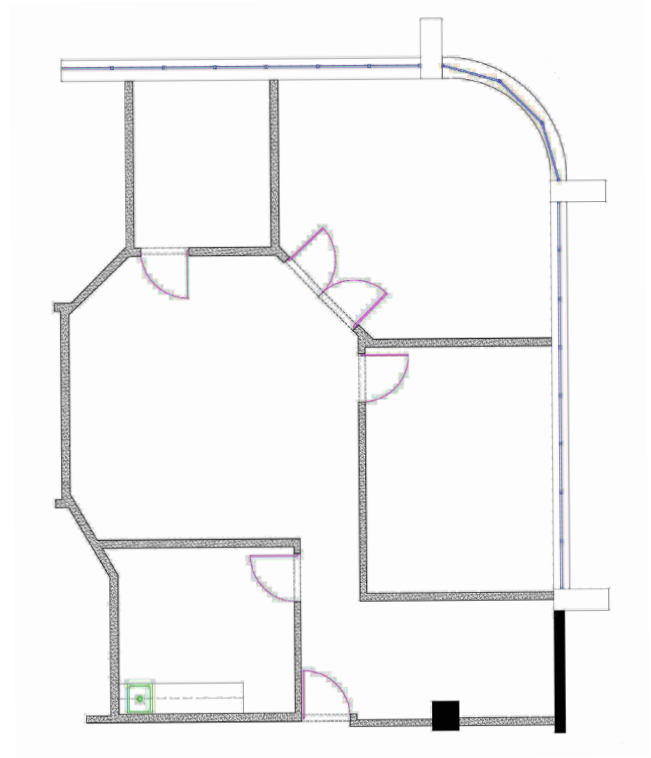
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**Suite 333 - 1,352 RSF**



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