

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# Wheat Ridge Office Lease Available

6990 W. 38th Ave., Wheat Ridge, CO 80033



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## BUILDING INFORMATION

Building Size:	19,589± SF
Lot Size:	1.19± Acre (51,836 SF)
YOC:	1981
Parking:	70 Surface Spaces (3.61:1,000 SF)

## AVAILABLE FOR LEASE

**Suite 203:** 336± SF Executive Suite - Open space

**LEASE RATE: \$21/SF FSG**

The Mon Petit Centre is ideally situated between two high growth areas. Located less than ½ mile east of Wadsworth Blvd. & 1 mile west of Sheridan Blvd., this three story, 19,589 ± SF office building has ample parking. The surrounding area offers plenty of amenities including several grocery options, natural food stores, craft beer and several local coffee shops within walking distance. Tennyson Street, Highlands Square, and West 38, a recently completed mixed use project, is a stone's throw away. Close proximity to the existing Lutheran Medical Center and the new Clear Creek Crossing development that will be anchored by the new Lutheran Medical Center.

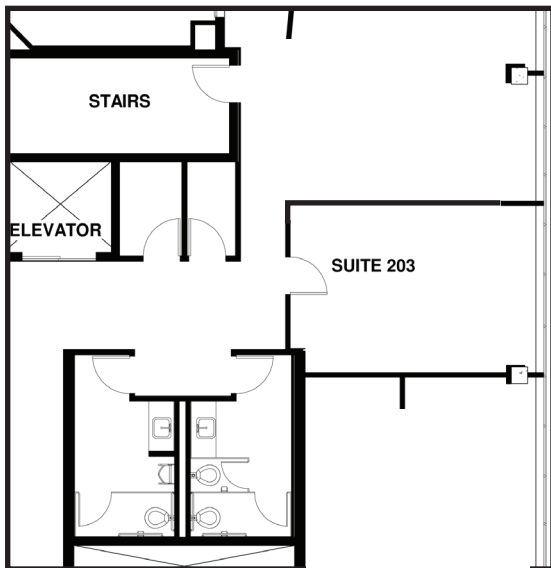
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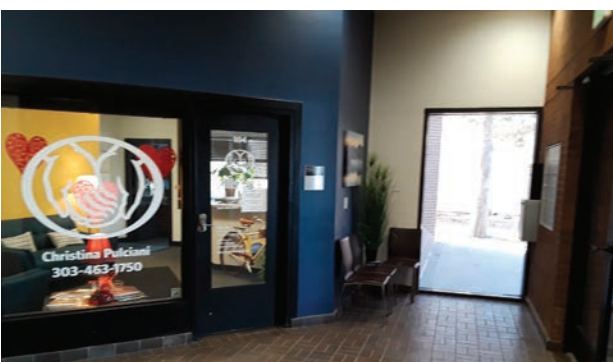
Main Entry

DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



West Lobby



Population

14,312

145,565

397,969



Households

6,682

64,643

171,080



Median Income

\$66,132

\$70,518

\$73,244



Medium Age

43.30

37.40

37.40



Traffic

17,832 vpd @ W. 38th Ave at High Ct.