

Wheat Ridge Office Lease Available

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

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BUILDING INFORMATION

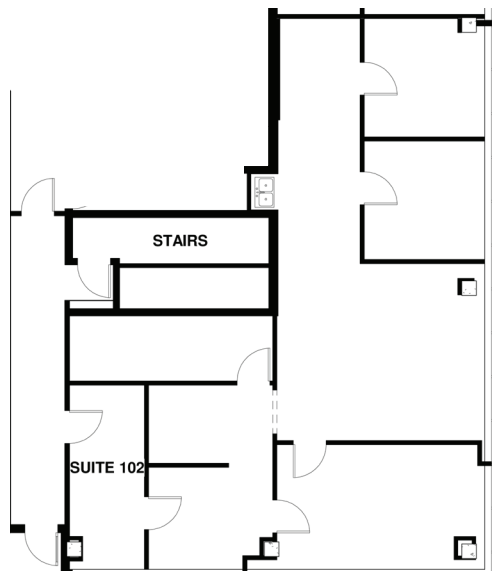
Building Size:	19,589± SF
Lot Size:	1.19± Acre (51,836 SF)
YOC:	1981
Parking:	70 Surface Spaces (3.61:1,000 SF)

AVAILABLE FOR LEASE

Suite 102:	1,612± SF with waiting room, reception, storage, conference room, 2 private offices, and a large open work space.
Suite 202:	336± SF Executive Suite - Open space.

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.

PLEASE CONTACT BROKER FOR LEASE RATE



Suite 102

