

Wheat Ridge Office Lease Available

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

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DRONE VIDEO



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)

SPACE AVAILABLE

Suite 204:	750± SF Large open office at the NEC of the building
Suite 206:	150± SF Rare small space office in the SWC of the building

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.

FOR LEASE AT \$18.00/SF FSG



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
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.		