

# Wheat Ridge Office Space Available

8850 W. 38th Ave., Wheat Ridge, CO 80033



Suite "A"	
Size:	2,524± SF
Layout:	Reception Desk, Open Work Area, 2 Large Private Offices, Kitchen, 2 Private Restrooms, Ground Floor Unit

**FOR LEASE:**  
**\$16.00/SF Modified Gross**  
 (tenant pays Xcel, internet & cable)

Located between Wadsworth & Kipling on W. 38th Ave., and just west of the Lutheran Medical Center, this small multi-tenant building currently offers one suite available for lease. This property offers a great location near the Lutheran Medical Center, abundant off-street parking (26 spaces) and signage along W. 38th Avenue is available.

Suite "A" is a ground floor unit that offers a large open work area, reception, 2 offices, conference room, 2 restrooms, and a break room. Below market rental rates.

