Wheat Ridge Office Space Available 8850 W. 38th Ave., Wheat Ridge, CO 80033



www.FullerRE.com



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.

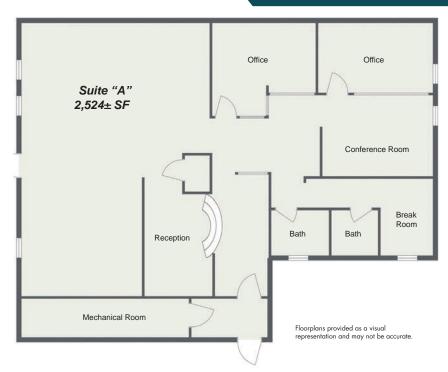
Fuller Real Estate (303) 534-4822

Click for Brokerage Disclosure Paul Roberts (720) 306-6029 direct (720) 260-7417 mobile PRoberts@FullerRE.com



LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

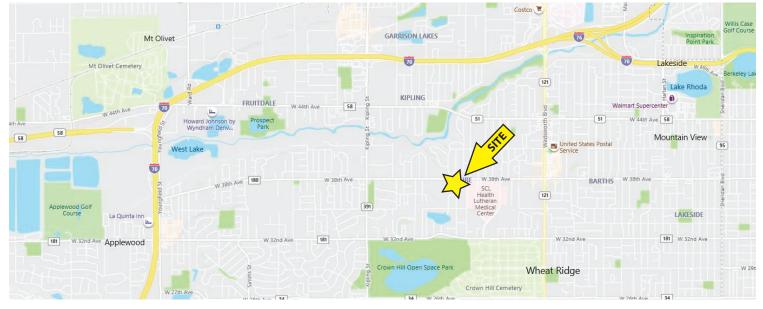
5300 DTC Pkwy, #100 | Greenwood Village | CO |80111 | FAX: 303-534-9021











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