

S. Wadsworth Office Sublease

3900 S. Wadsworth Blvd., #150, Lakewood, CO



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PROPERTY DESCRIPTION:

Suite 150:	3,016± SF + 500 SF No Charge
YOC:	1974
Parking:	4.00/1,000

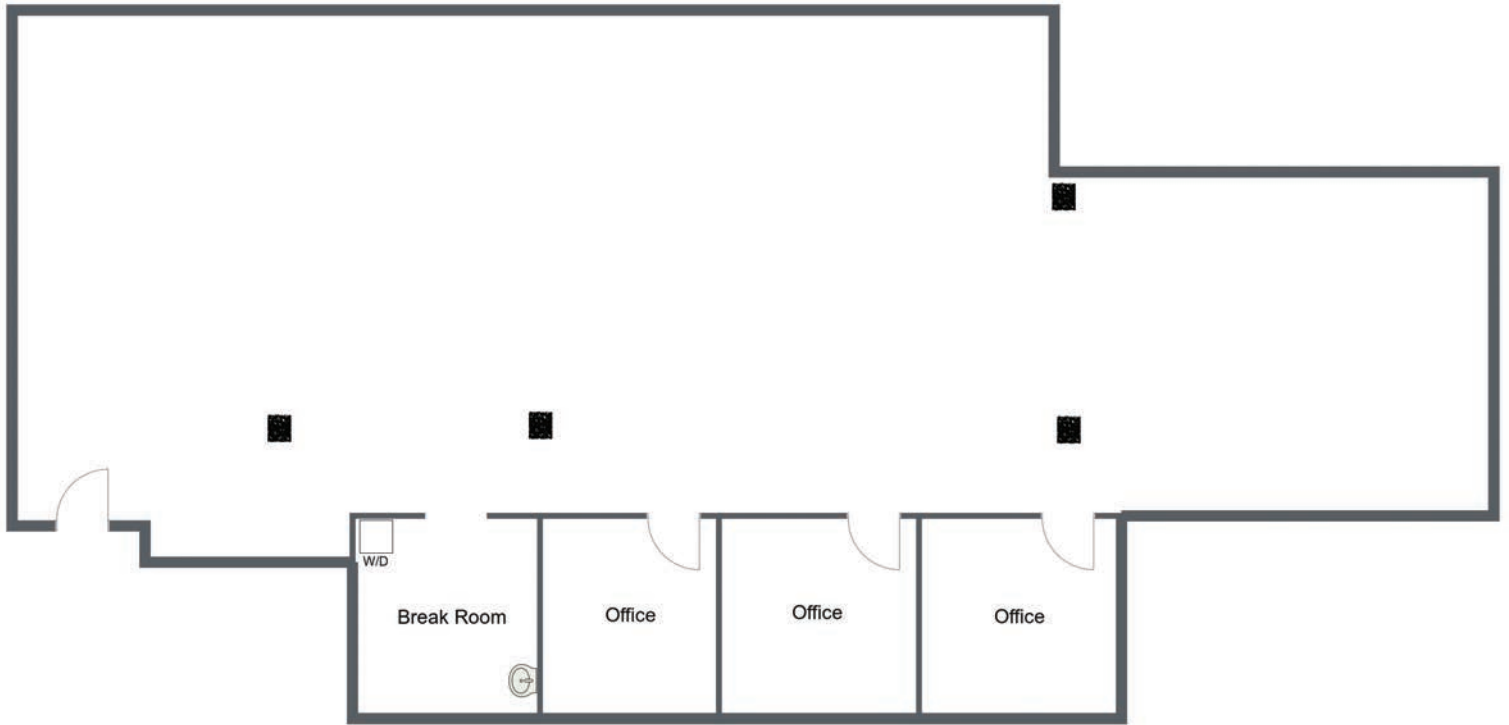
**FOR LEASE:
\$15.00/SF FSG**

Located less than 1/2 mile south of W. Hampden Ave. (Hwy 285) on S. Wadsworth Blvd., this 3,016 SF office sublease has easy access, great natural light and approximately 500 SF that is not included in lease cost. The space is currently used as a physical therapy office. The sublease term runs through January 31, 2026. There are numerous retail and restaurant amenities approx. 1/2 mile to the north, and 1/2 mile to the south.

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Floorplan provided as a visual reference only and may not be 100% accurate.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	12,274	104,954	307,619
Households	5,768	42,862	120,970
Median HH Income	\$67,197	\$83,061	\$82,845
Median Age	37.80	38.90	38.40
Traffic	51,432 VPD @ S. Wadsworth Blvd. at W. Mansfield Ave.		