

Parkridge Plaza Space for Lease

2009 Wadsworth Blvd, Lakewood, CO 80214



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PROPERTY INFORMATION

Total Building SF:	12,662± SF
Available SF:*	12,662± SF (*Availability on Back)
Lot Size:	1.46 Acres
YOC:	1979
Parking:	7.9/1,000 SF
Parking Spaces:	100
For Lease:	\$18.00/SF FSG

PROPERTY NARRATIVE

This 12,662 square-foot two-story office building, located at the NWC of 20th Ave & Wadsworth Blvd, offers flexible leasing options from 1,000± SF on up making it ideal for all types of business including law firms, marketing agencies, insurance office, and more. Additionally, the building was previously partially occupied by a dental office and includes existing plumbing infrastructure beneficial for a dentist or similar use.

Recently improved and strategically located next to a retail shopping center, the property combines functionality with convenience, providing excellent visibility, easy access, and a vibrant surrounding area perfect for attracting clients and supporting employees.



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**Brokerage Disclosure
to Tenant**

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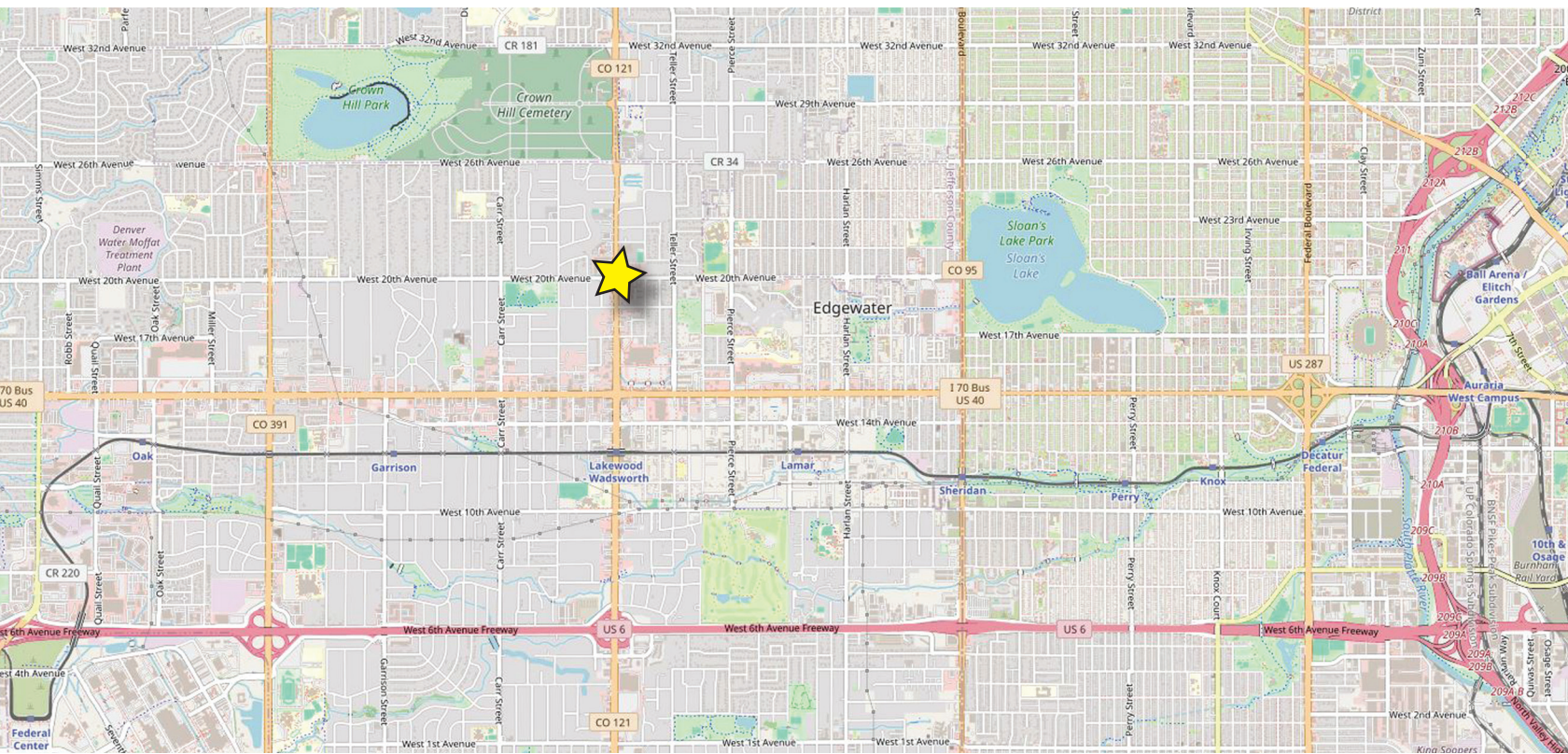
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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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AVAILABLE SUITES		
Unit #	Office	Monthly Rates
100	3,412 SF	\$5,118
102	1,200 SF	\$1,800
103	1,400 SF	\$2,100
205	2,204 SF	\$3,306
210	600 SF	\$900
220	611 SF	\$916.50
240	1,375 SF	\$2,062.50
260	1,820 SF	\$2,730
\$18/SF - Full Service Gross		

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	13,807	141,173	391,814
Households	6,152	62,617	172,303
Median HH Income	\$64,914	\$74,774	\$79,808
Median Age	38.90	38.40	37.40
Traffic	43,359 vpd - Wadsworth Blvd @ W 20th Ave		

Source: CoStar



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.