

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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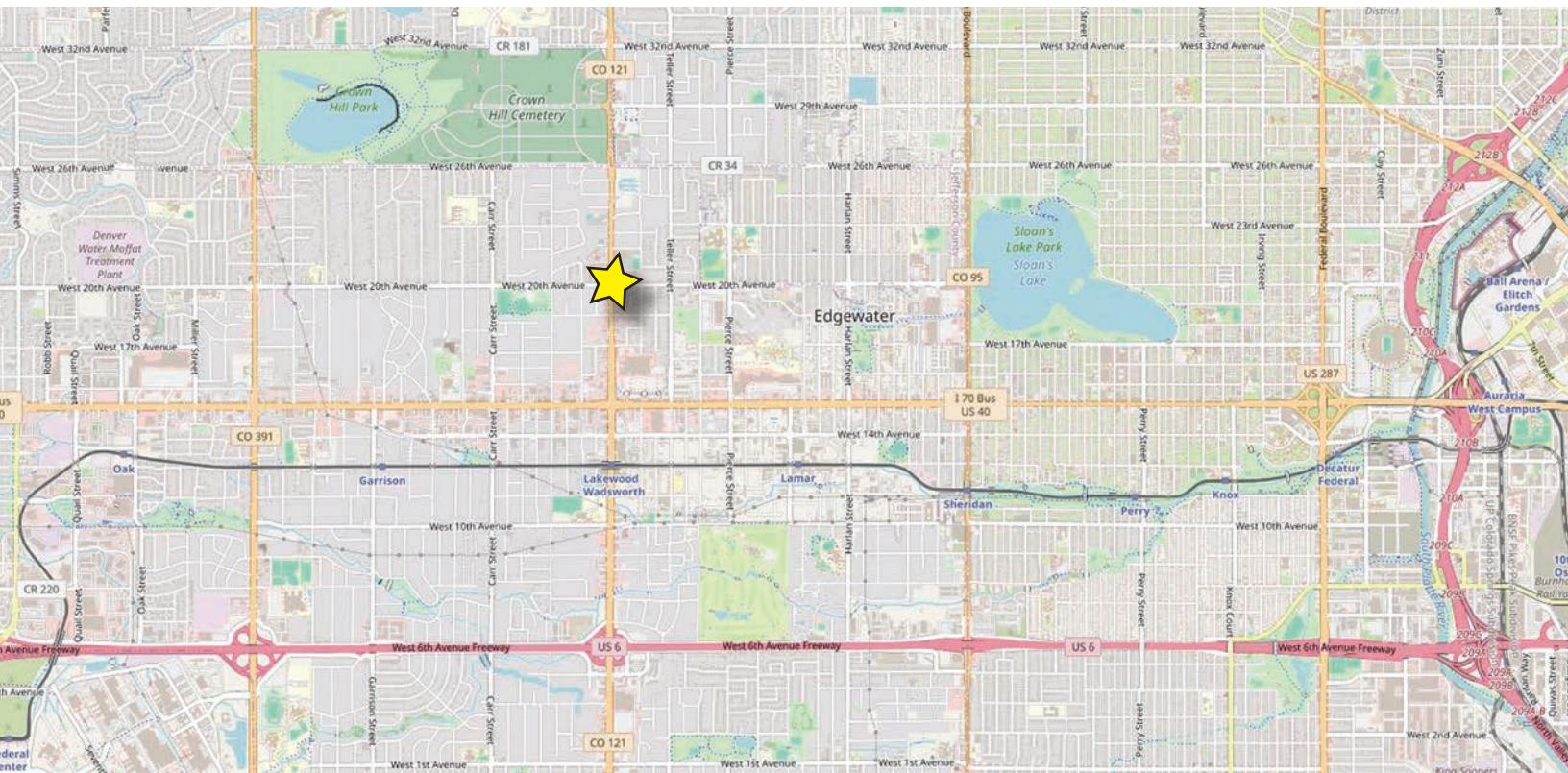
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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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AVAILABLE SUITES

Unit #	Office	Monthly Rates
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



Population

1 Mile

13,807

3 Miles

141,173

5 Miles

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

