LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

## Parkridge Plaza Space for Lease

2009 Wadsworth Blvd, Lakewood, CO 80214





## **PROPERTY INFORMATION**

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

## **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  $1,000\pm$  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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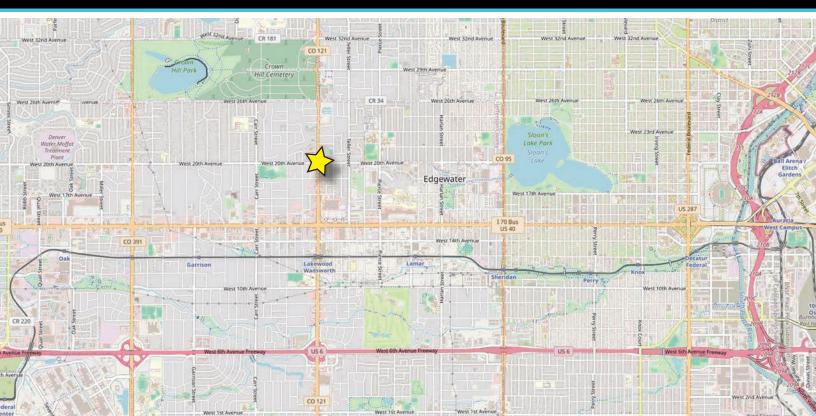
Fuller Real Estate (303) 534-4822 www.FullerRE.com

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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 S	Service Gross		

DEMOGRAPHICS		I Mile	3 Miles	5 Miles	
ST)	Population	13,807	141,173	391,814	
$\leq$					
1)	Households	6,152	62,617	172,303	
$\leq$					
₿)	Median HH Income	\$64,914	\$74,774	\$79,808	
$\leq$					
<b>3</b> )	Median Age	38.90	38.40	37.40	
$\leq$					

43,359 vpd - Wadsworth Blvd @W 20th Ave



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.

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Traffic