

# Parkridge Plaza Space for Lease

2009 Wadsworth Blvd, Lakewood, CO 80214



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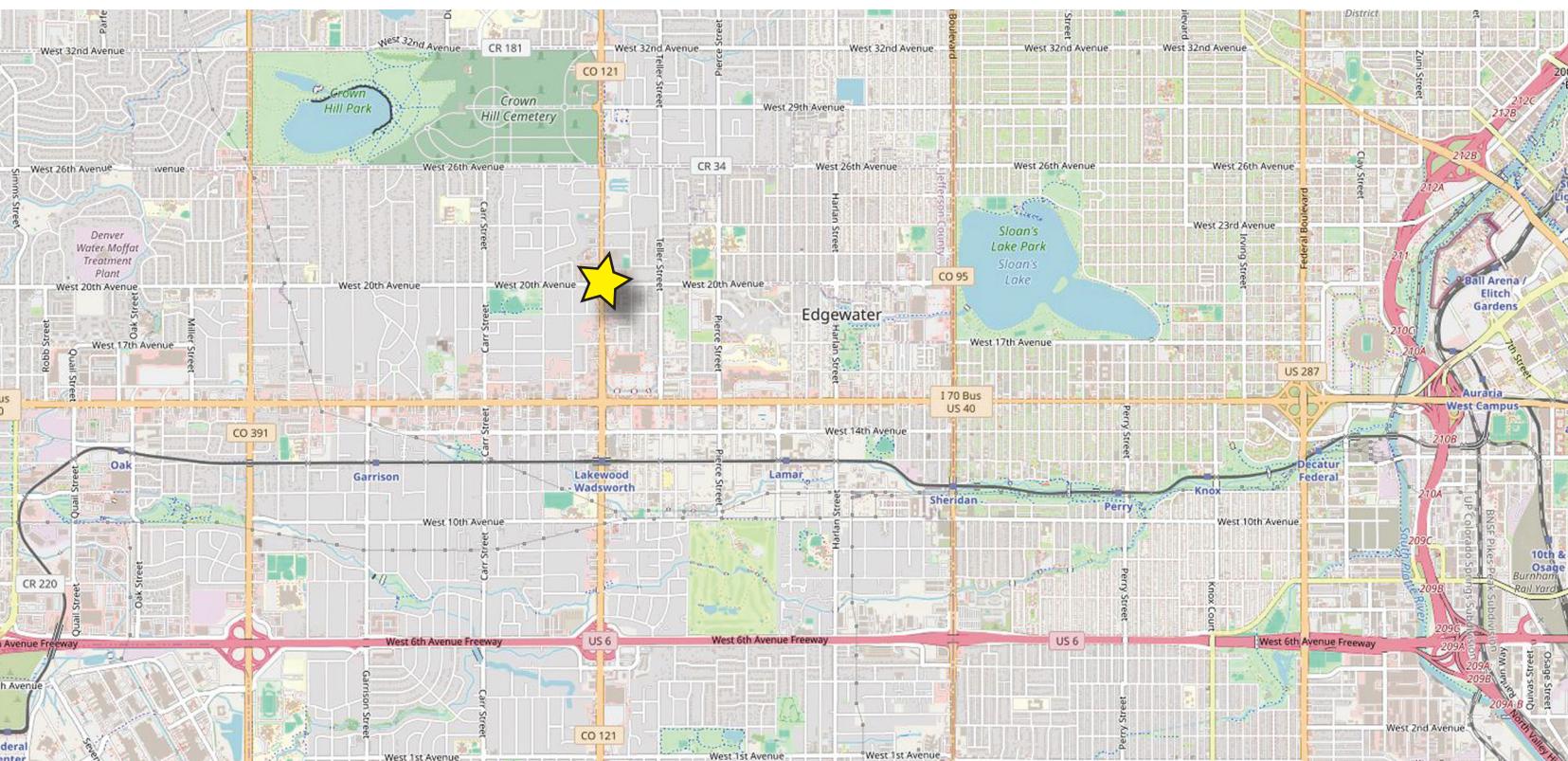
## PROPERTY INFORMATION

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

## 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.



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
<b>\$18/SF - Full Service Gross</b>		

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

