

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:*	4,406± 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**

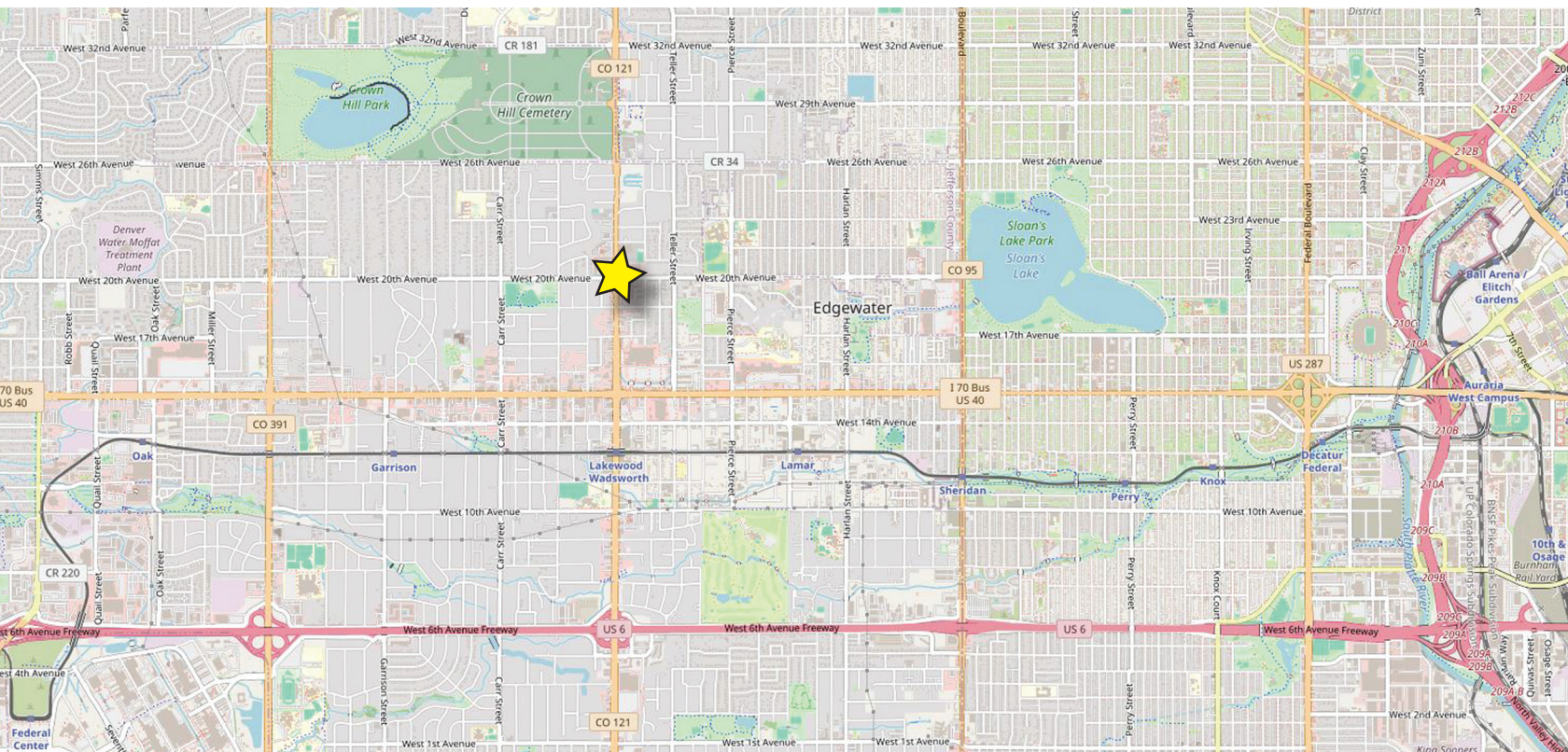
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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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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



AVAILABLE SUITES

Unit #	Office	Monthly Rates
102	1,200 SF	LEASED
103	1,400 SF	LEASED
205	2,204 SF	LEASED
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		

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.