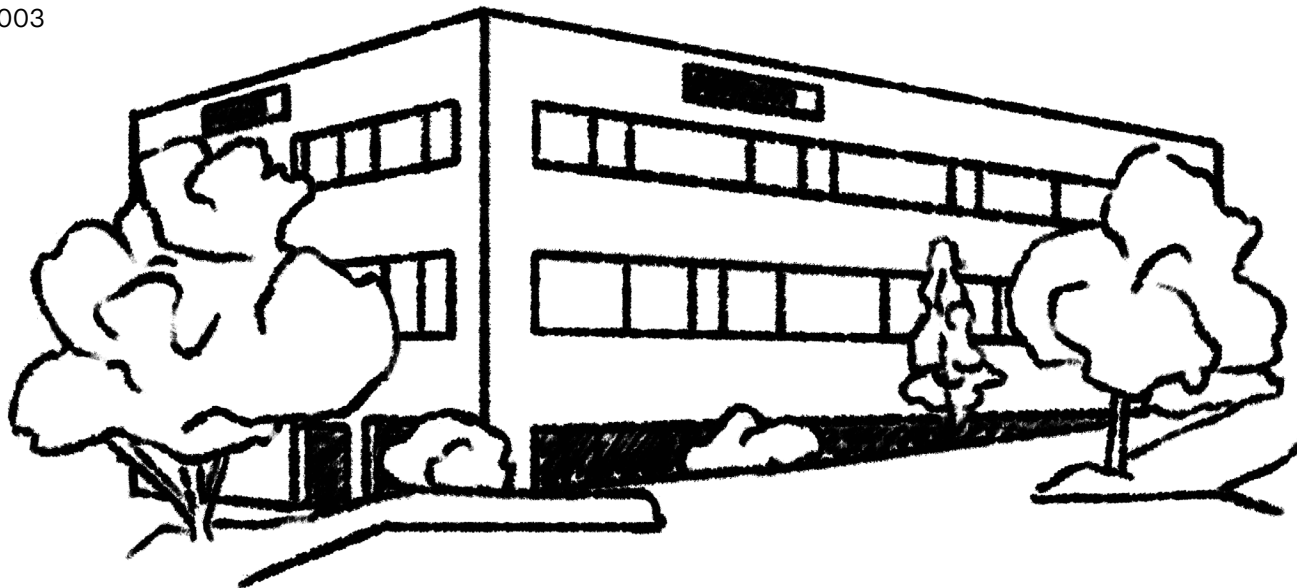




Wells Fargo Arvada

7878 Wadsworth Blvd
Arvada, CO 80003



About

- High traffic bank building with visibility from Wadsworth Boulevard
- Easy access to major roadways such as I-70, I-76, and US 36
- Ample parking space and on-site storage
- Beautiful panoramic views and recent property upgrades
- Close proximity to hotels, restaurants, and retail amenities
- Fiber Internet with speeds up to 1 GIG per second
- Easily accessible from both Denver and Boulder

Details

ADDRESS	7878 Wadsworth Blvd
CITY + COUNTY	Arvada, Jefferson
NUMBER OF FLOORS	2 + garden level
BUILDING SIZE	36,239 SF
CONSTRUCTED	1981
OWNER	KEW Realty Corporation
PARKING	4:1,000 - 144 spaces

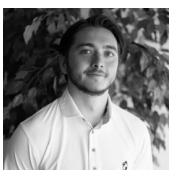
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Availability

SUITE	SF	RATE/SF	DETAILS
200	1,577	18.50/SF	This 2nd floor suite includes 5 private offices, a reception/waiting area, 2 entrances, storage closets, and a central open area.
240	2,784	21.00/SF	This 2nd floor corner suite includes 7 private offices, a kitchen/breakroom, a restroom, and a reception/waiting area.



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