

For Lease



PROFESSIONAL OFFICE SPACE IN THE HEART OF THE DENVER-BOULDER CORRIDOR

8778 WOLFF COURT SUITE 102
WESTMINSTER, COLORADO

CONNECTIVITY HIGHLIGHTS:

- IMMEDIATE ACCESS TO US-36
- MINUTES TO DOWNTOWN DENVER
- MINUTES TO BOULDER
- CONVENIENT ACCESS TO BROOMFIELD AND ARVADA
- CLOSE PROXIMITY TO INTERSTATE 25
- MINUTES FROM RTD US-36 / SHERIDAN STATION
- SURROUNDED BY ESTABLISHED RESIDENTIAL AND BUSINESS COMMUNITIES



Available

Ground Floor Office Suite | Exceptional Visibility | Abundant Natural Light | Minutes to US-36 Transit

Position Your Business Where Connectivity, Convenience, and Professionalism Meet.

A LOCATION THAT WORKS AS HARD AS YOU DO
Strategically located just off US-36 and Sheridan Boulevard, Suite 102 offers businesses an unmatched opportunity to establish a professional presence in one of the most connected commercial corridors along Colorado's Front Range.

Situated midway between Downtown Denver and Boulder, this location allows companies to efficiently serve clients, attract talent, and streamline daily operations while enjoying immediate access to major transportation routes. Whether your clients are traveling from Denver, Boulder, Broomfield, Arvada, Westminster, or surrounding communities, getting here is simple.

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PROFESSIONAL. FUNCTIONAL. IMPRESSIVE.

1,314 SF AVAILABLE

Suite 102 delivers an ideal blend of efficiency and professionalism for businesses seeking a polished office environment.

Designed to maximize productivity while creating a positive client experience, this move-in-ready suite features a flexible floorplan suitable for a variety of professional users.

Suite Features

Ground Floor Access

Convenient first-floor location providing effortless access for clients, staff, and visitors.

Large Reception & Waiting Area

A welcoming reception space creates an immediate professional impression while offering flexibility for future customization.

Coffee Bar / Kitchenette Opportunity

Reception area includes plumbing and sink access, creating an ideal opportunity for a coffee station, employee break area, or kitchenette conversion.

Three Private Offices

Perfectly configured for executives, individual professionals, counseling offices, consulting services, or team workspace.

Oversized Executive Office or Conference Room

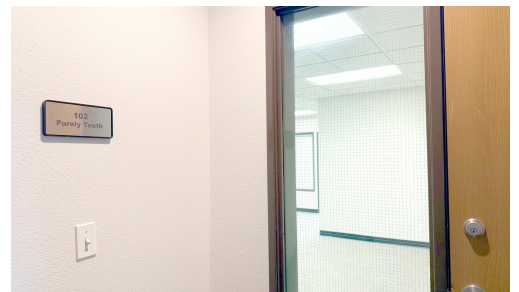
One generously sized office can easily function as:
Conference Room/Executive Office/Training Room
Team Collaboration Space/Client Meeting Room

Abundant Natural Light

Large exterior windows fill the suite with natural light, enhancing workplace productivity and employee satisfaction.

KEY HIGHLIGHTS

Property Features	Details
Available Area	1,314 SF
Year Built	1999
Parking	66 Shared Surface Spaces 6.02/1,000
Rate	\$10.00 S/F
NNN	\$13.10 S/F
Availability	Available Now



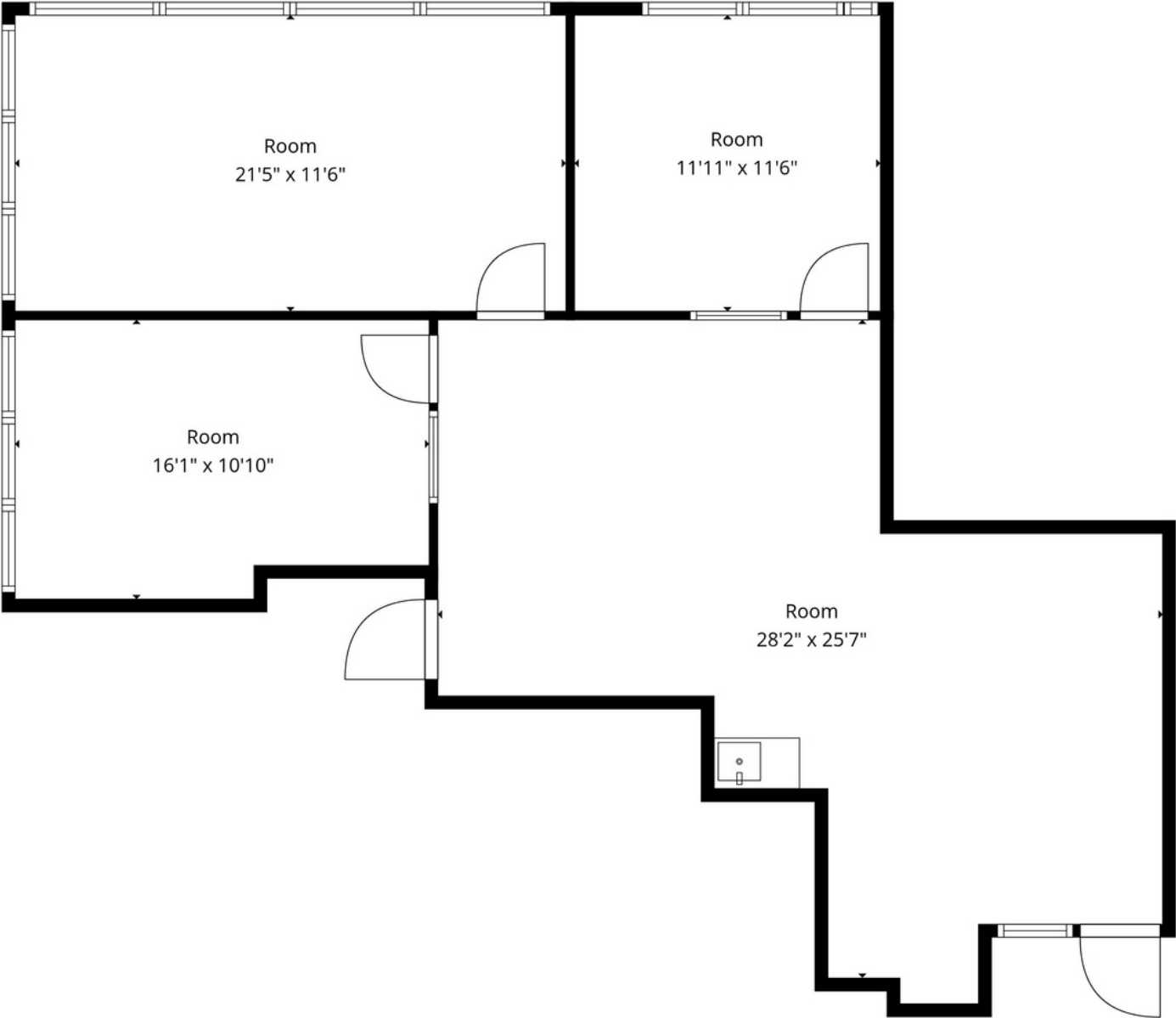
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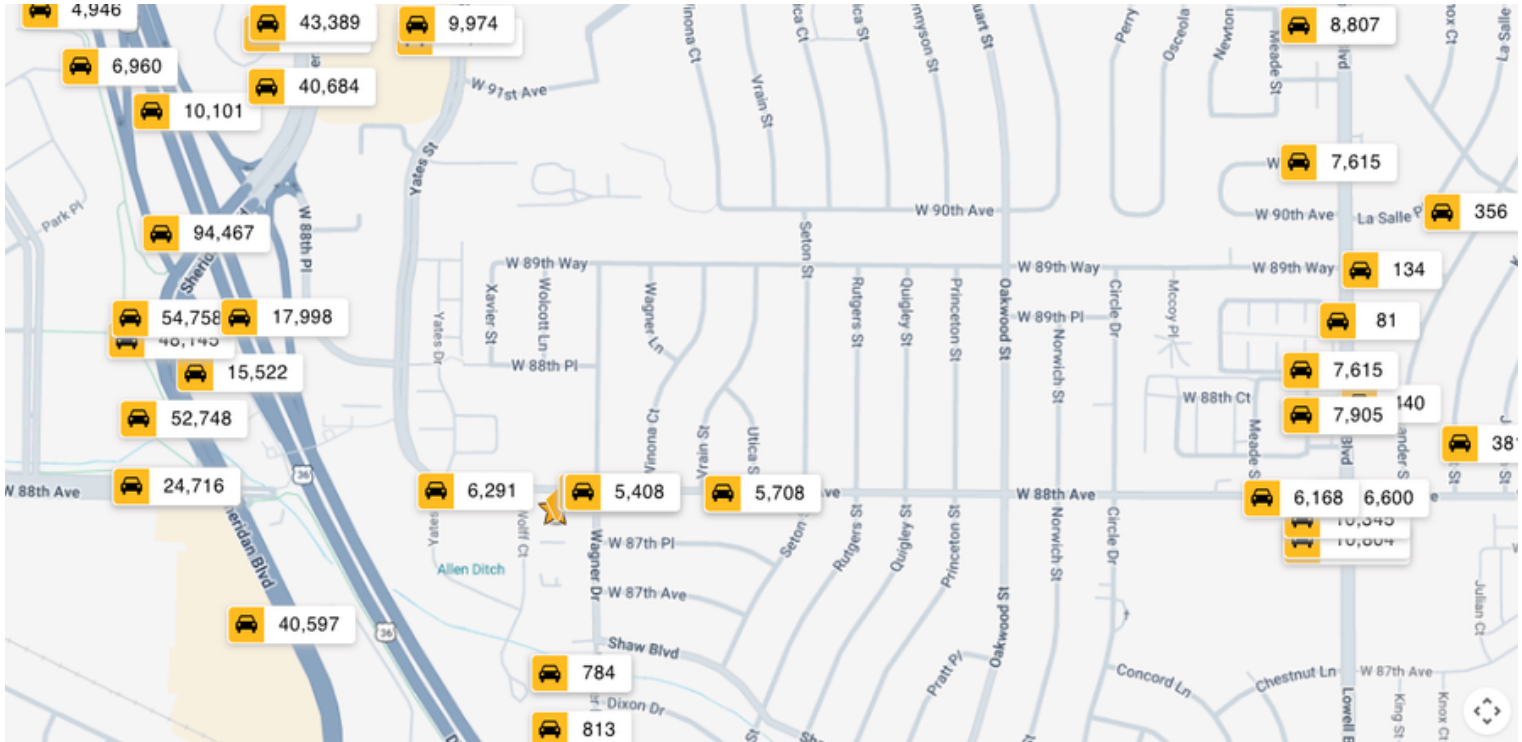




FLOORPLAN

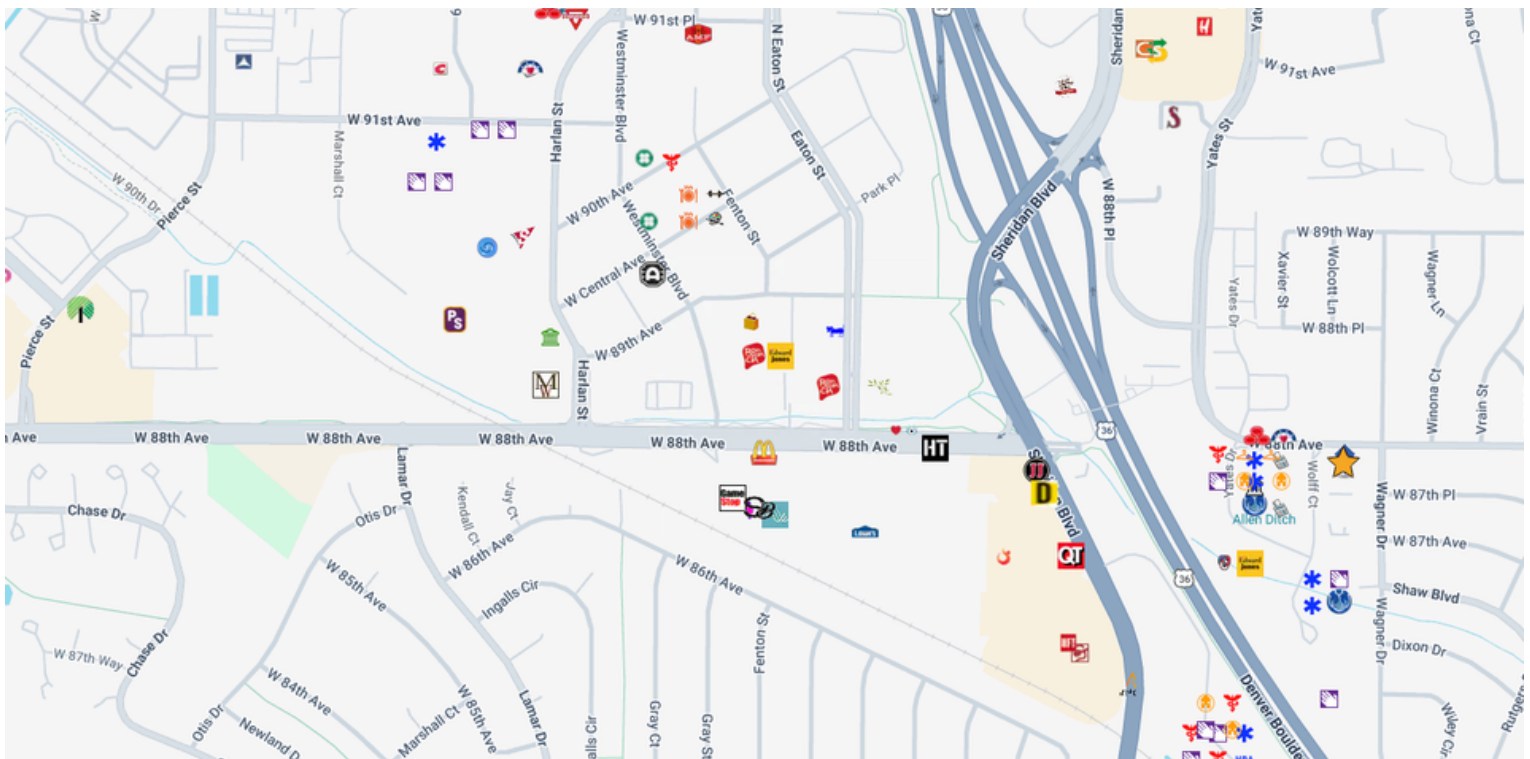


TRAFFIC COUNTS & POINTS OF INTEREST



Traffic Count Disclaimer

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