

MEDICAL/OFFICE /RETAIL SPACE FOR LEASE



**8721, 8723, 8725 WADSWORTH BLVD
ARVADA, COLORADO 80003**

Standley Lake Office & Medical is the perfect location for your business located on the very busy Wadsworth Blvd corridor. Providing both small to medium medical suites and office suites with retail visibility and minutes away from the brand new Downtown Westminster master planned development. Surrounded by anchored retail centers, shops, restaurants, gyms and several other amenities, make it perfect for your employees and clients. Full lighted access, plenty of parking with signage and visibility on Wadsworth, make this a perfect location for your practice or office today.

- Recent major exterior improvements including new suite and monument signage, lighting, landscaping & exterior façade!
- Brand new ROOFS and HVAC throughout.
- Private Entrances, 24 Hour building access.
- Retail visibility from Wadsworth!
- 4 Minutes from the master planned DOWNTOWN WESTMINSTER bringing 4,500 new residents and 8,000 new daily workers.
- Medical suites with sinks throughout or perfect for general office or services.

ASKING RENT

\$13.00-\$16.00 NNN

**PRICE INCLUDES HEATING, COOLING
TRASH, WATER AND GAS**

8725 B - 1,719 square feet

8721 B - 1,127 square feet

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	77,456	113,906	301,302
HOUSEHOLDS	27,986	45,309	117,415
HH INCOME	\$ 75,445	\$ 88,517	\$ 84,296

PROPERTY STATISTICS

	BUILDING	SITE	
SIZE	14,649	SITE SIZE	1.59 acres
YOC	1980	PARKING	6:1,000
MATERIALS	Wood Frame	NNN EST.	\$6.57

FOR MORE INFORMATION, PLEASE CALL:

Joshua Cohen—303-867-2603

Joshua@johnproppcommercial.com

6565 S. Dayton St., Suite 3000
Greenwood Village, CO 80111

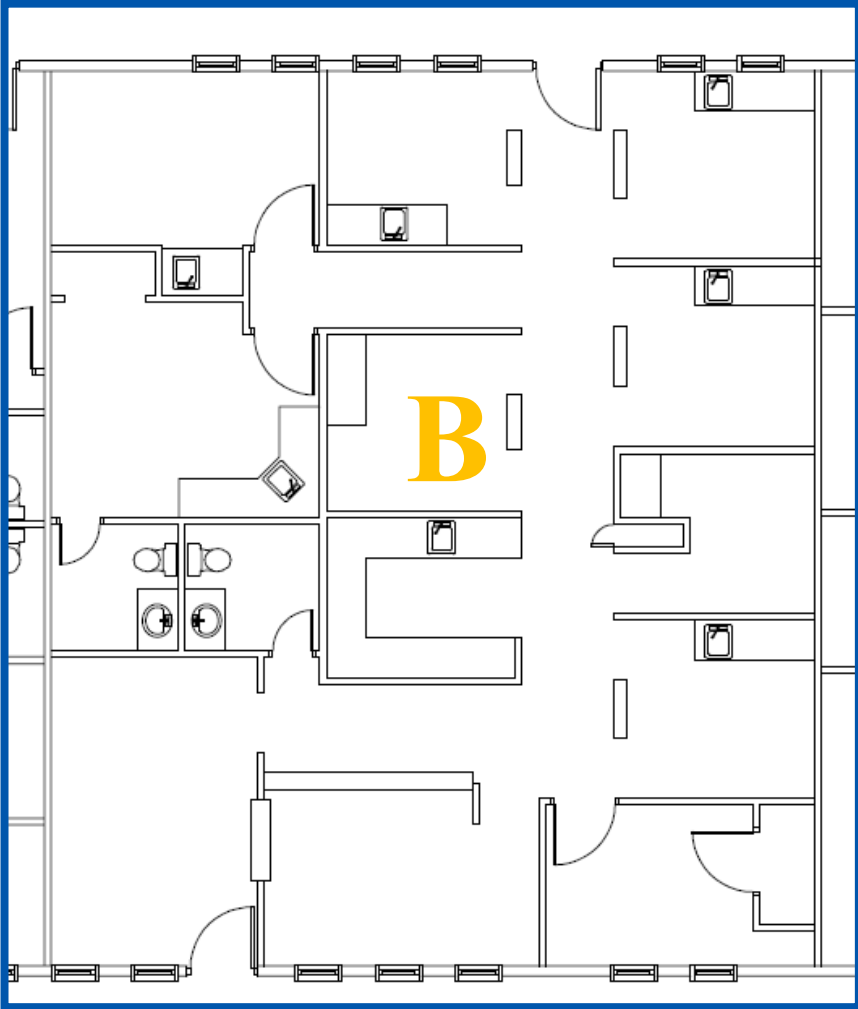
learn more at www.JohnProppCommercial.com



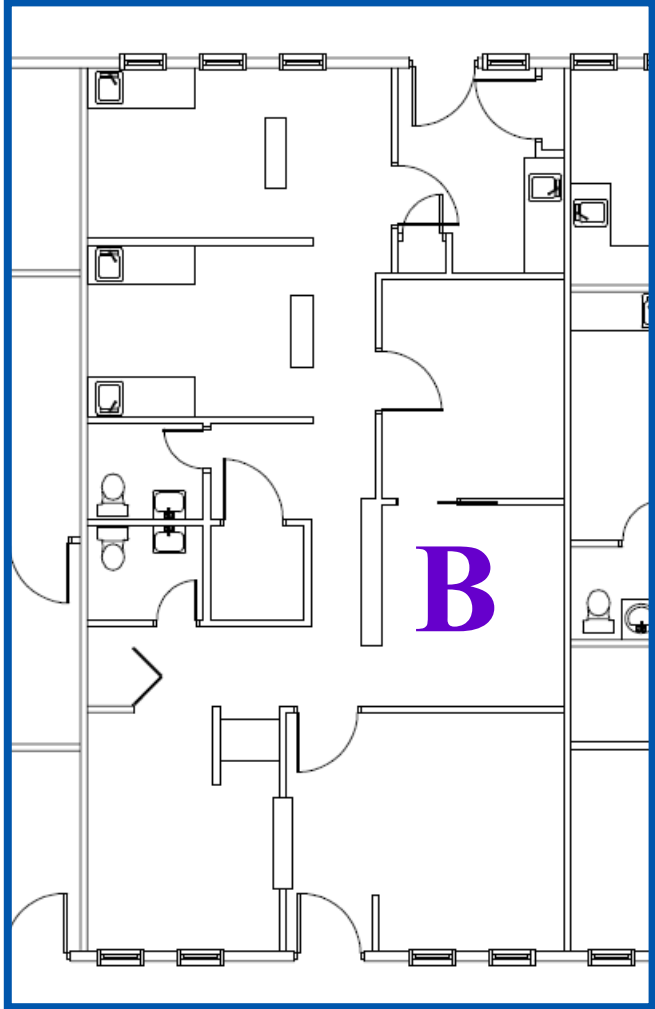
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****TURNKEY MEDICAL & DENTAL SUITES****

SUITE 8725 B - 1,719 SF



SUITE 8721 B - 1,127 SF



SITE PLAN



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

AERIAL MAP

WADSWORTH BLVD

4 Minutes Away

LAKE ARBOR golf club

DOWNTOWN WESTMINSTER

8,000 new workers

4,500 new residents

- Sherman Associates 222 Multifamily Units 38,000 sqft. Retail Q3 2018 - Q4 2019
- Alamo Draft House 9-screen theater Restaurant Q2 2018 - Q1 2019
- Origin Hotel & Marczyk Fine Foods Q2 2018 - Q3 2019
- Future Façade Commercial Rail Station
- Grid / Solera 80,000 sqft. Office 80,000 sqft. Retail Q3 2018 - Q4 2019
- Eaton Street 118 Affordable Units 20,000 sqft. Retail Q1 2018 - Q2 2019
- Sherman Associates 255 Multifamily Units 24,000 sqft. Retail Q3 2017 - Q1 2019
- Public Parking 885 Parking Spaces Bike & EV Parking OPEN!

Businesses: Planet Fitness, Dunkin' Donuts, The Home Depot, TruFit, Dollar Tree, Mattress Firm, Chai's, Westerra, Wendy's, Little Caesars, Verizon, O'Reilly, Old Chicago, Bed Bath & Beyond, The Home Depot, TruFit, Dollar Tree, Mattress Firm, Chai's, Westerra, Wendy's, Little Caesars, Verizon, O'Reilly, Old Chicago, Bed Bath & Beyond.

MAP

Denver International Airport

Rocky Mountain Arsenal National...

Major Highways: I-25, I-76, I-70, I-470, US-287, US-121, US-6, US-30, US-36

Cities: Broomfield, Northglenn, Thornton, Federal Heights, Westminister, Welby, Derby, Commerce City, Denver, Aurora, Lakewood, Glendale, Stapleton, Park Hill, Cherry Creek, Wheat Ridge, Edgewater, Lakewood, Glendale.

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COMMERCIAL GROUP