

Wheat Ridge Office Space Available

8850 W. 38th Ave., Wheat Ridge, CO 80033



Suite "A"

Size:	2,524± SF
Layout:	Reception Desk, Open Work Area, 2 Large Private Offices, Kitchen, 2 Private Restrooms, Ground Floor Unit

Suite "C"

Size:	1,262± SF
Layout:	Reception Desk & Waiting Area, Three Operatories, Dark Room, Private Office & Restroom, Lab Area, Second Floor Unit

Located between Wadsworth & Kipling on W. 38th Ave., and just west of the Lutheran Medical Center, this small multi-tenant building currently offers two available suites for lease. This property offers a great location near the Lutheran Medical Center, abundant off-street parking (26 spaces) and signage along W. 38th Avenue is available. Suite "A" is a ground floor unit, and Suite "C" is a second floor unit that offers access via a wheelchair ramp or stairs. Unit "C" was previously a dental practice and comes with operatories with sinks. Units offer in-suite bathrooms.

FOR LEASE:
\$14.00/SF Modified Gross

(tenant pays Xcel, internet & cable)

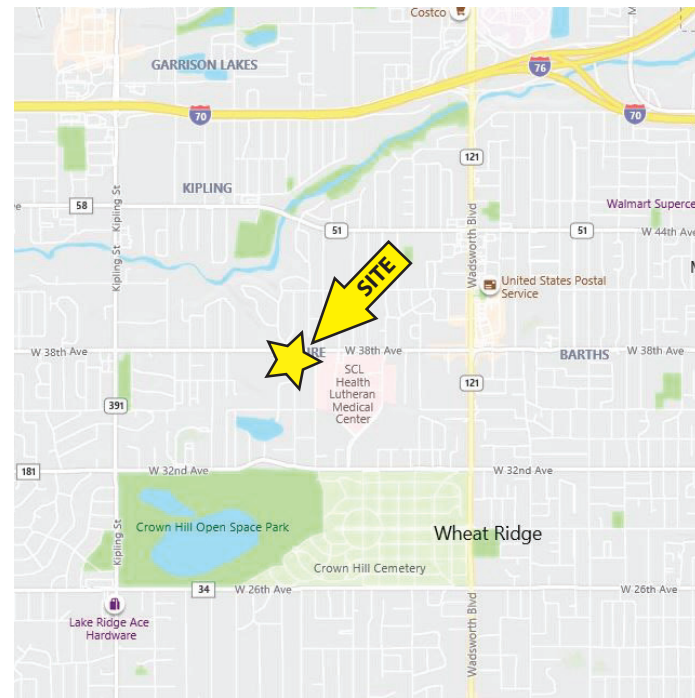
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Floorplans provided as a visual representation and may not be 100% accurate.



Suite "A" Reception



Suite "C" Reception

