

Great North Metro Office Location



PROPERTY DESCRIPTION & AMENITIES

- High traffic bank building
- Fiber Internet with speeds up to 1 GIG per second
- Visibility from Wadsworth Boulevard
- Bank anchored
- Beautiful panoramic views
- Recent/on-going property upgrades
- On-site storage
- Easy access to I-70, I-76, US 36, Boulder
- Close proximity to hotels, restaurants, & retail
- Ample parking



AVAILABILITY

Suite	SF	Rate/SF	Details
320	1,063	\$17.00/SF	This rare top floor office suite offers 3 private offices, a break room, an open reception area, and another open space for workstations. A quality office space for a small or growing team.
330	1,229	\$17.00/SF	Recently renovated, top floor move-in ready suite includes 2 private offices, a large open area for workstations or a reception area, and a breakroom/kitchen with storage/I.T. closet.

BUILDING DETAILS: Wells Fargo Arvada

Address:	7878 Wadsworth Blvd
City:	Arvada
County:	Jefferson
Building Size:	36,239 SF
Number of Floors:	2 + garden level
Approx. Floor Plate:	9,526 SF
Year of Construction:	1981
Renovated:	2008
Owner:	KEW Realty Corporation
Parking:	4:1000, 144 spaces



LOCATION



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Leasing Contacts | 303-329-8100

Joe Larkin | jlarkin@kewrealty.com

Blake Ham | bham@kewrealty.com

KEW
Realty Corporation