



# FOR LEASE OFFICE

## CONTACT INFORMATION:

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**4045 Wadsworth Blvd. Wheat Ridge, CO 80033**

## Building Specifications

### Available for Lease:

**Unit 311:** Approximately 950 SF  
\$1108/month Modified Gross plus utilities  
Waiting Room, Reception Area, 2 Storage Rooms,  
2 Offices and a Kitchenette

**City/County:**

**Wheat Ridge**

**Lease Term:**

**Flexible**

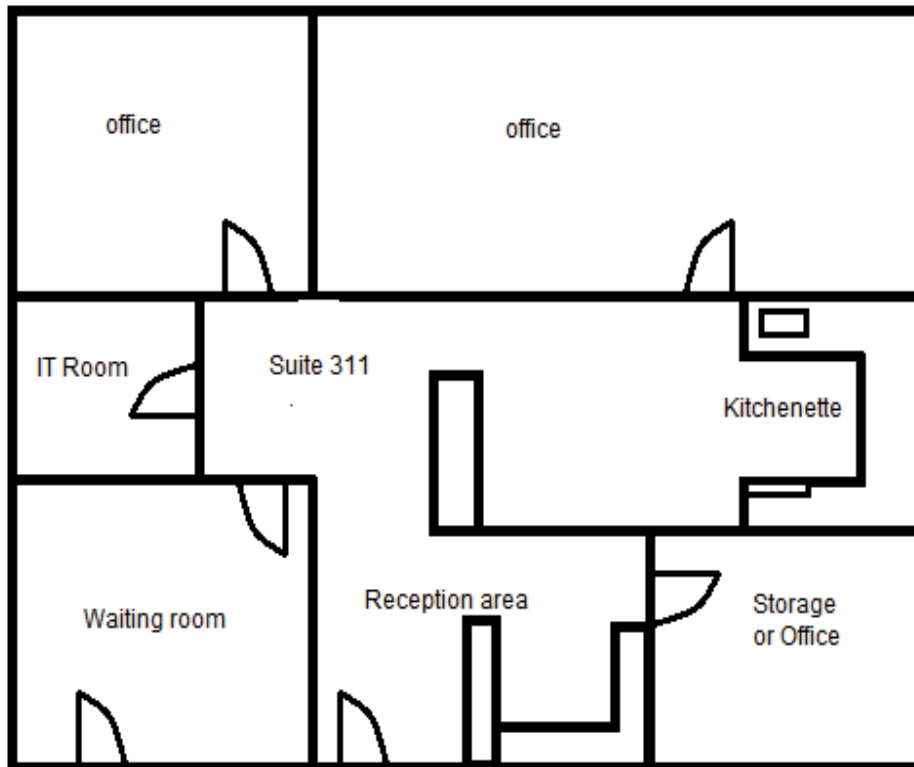
### Property Features:

- Excellent opportunity in a great location
- 5/1000 parking ratio
- Great lease rates



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## Floor Plan



## Aerial Map

