



OFFERING SUMMARY

Available SF:	Suite 201: 1,276 RSF
	Suite 203: 246 RSF
	Single office: \$475/month
Lease Rate:	\$15.95/RSF/YR MG + Electric
Year Built:	1984
Building Size:	7,943 SF

PROPERTY OVERVIEW

Conveniently located on Wadsworth Boulevard accessible via Colfax Avenue and I-70

PROPERTY HIGHLIGHTS

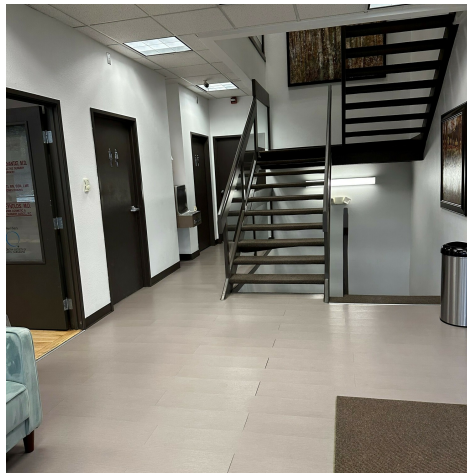
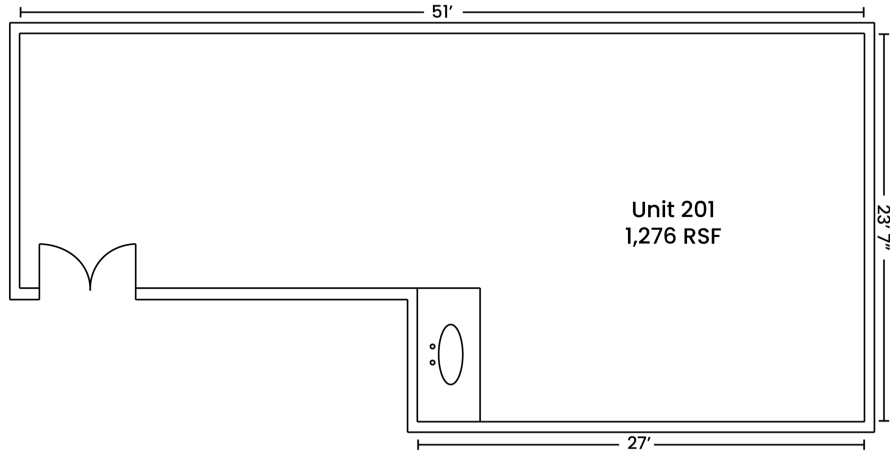
- Owner occupied building - Pride of Ownership
- Ample storage available
- Internet included - Century Link Fiber in Building
- Exclusive parking available
- Bathrooms with showers
- Space includes sink and cabinets
- Open space plan that could be remodeled
- Corner Space with western view with abundance of windows

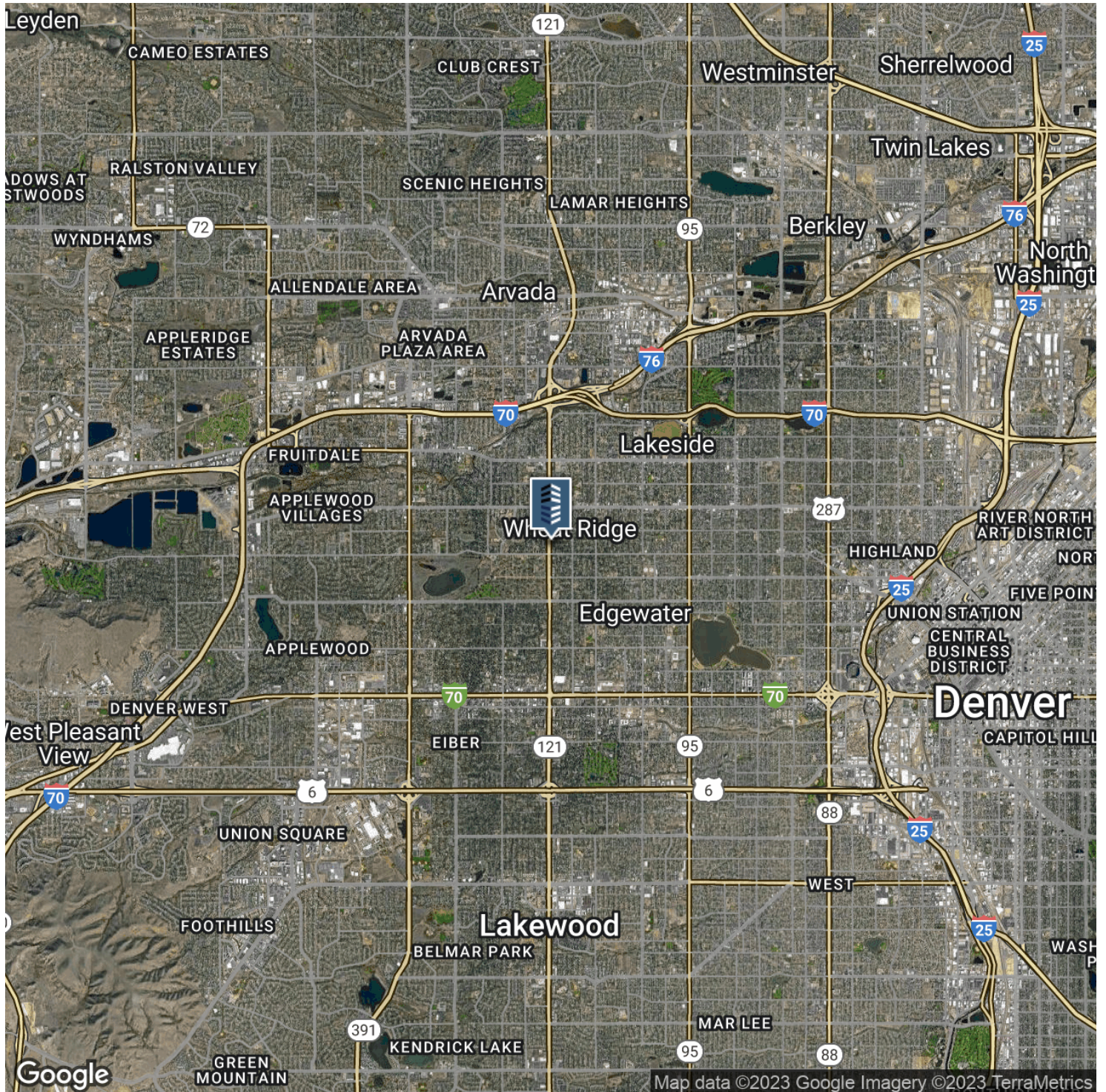
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POPULATION

	0.5 MILES	1 MILE	2 MILES
Total Population	3,014	12,498	56,831
Average Age	42.4	44.0	39.6
Average Age (Male)	35.5	42.1	38.6
Average Age (Female)	43.6	45.9	40.8

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	2 MILES
Total Households	1,398	5,911	26,049
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$75,339	\$77,993	\$82,412
Average House Value	\$412,141	\$423,272	\$421,054

* Demographic data derived from 2020 ACS - US Census