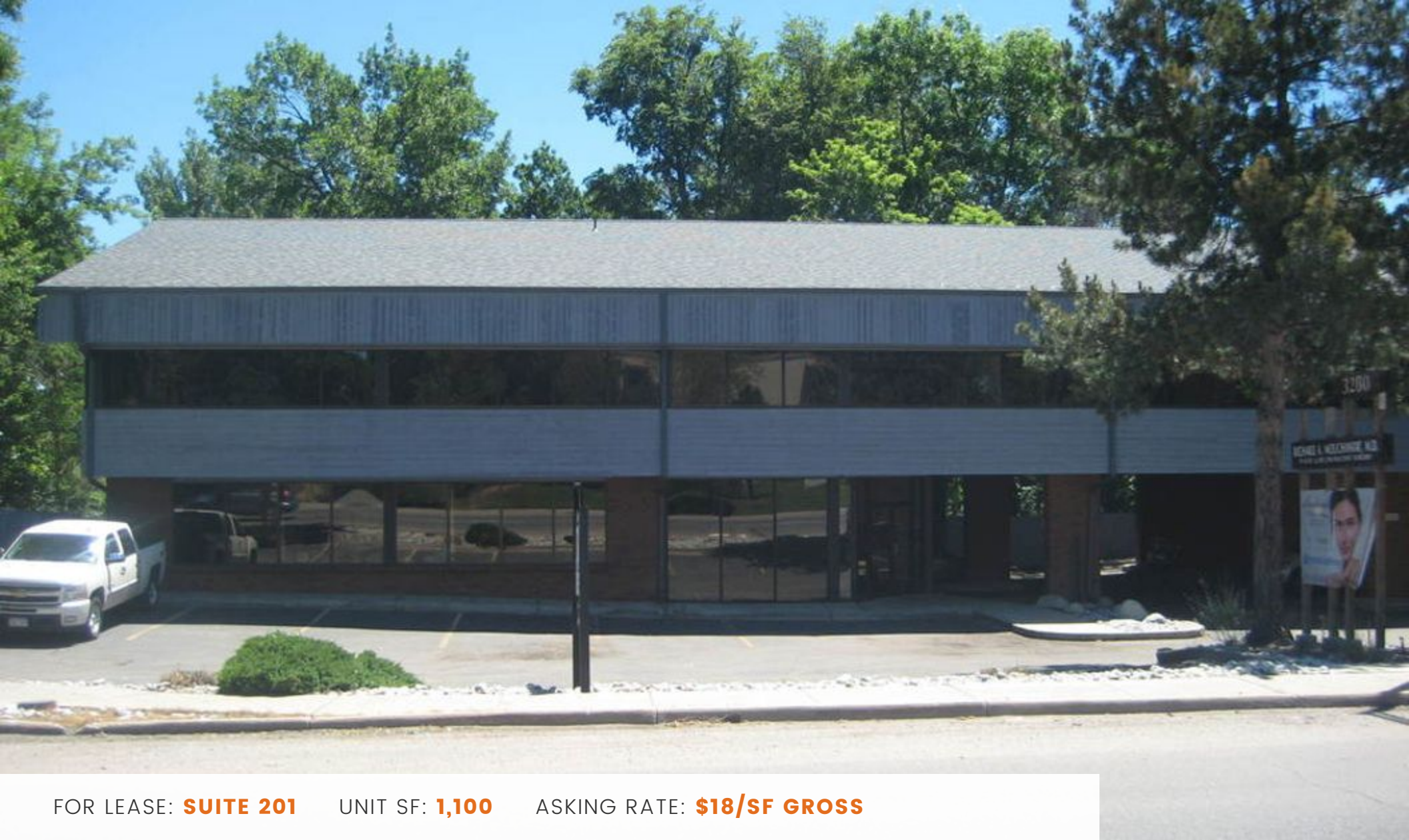




FOR LEASE: **SUITE 201** UNIT SF: **1,100** ASKING RATE: **\$18/SF GROSS**

3280 WADSWORTH BOULEVARD | SUITE 201

WHEAT RIDGE, CO 80033

AMANDA TOMPKINS DOROTIK

Vice President
amanda@henrygroupe.com
303.625.7444 x107



HENRY GROUP
— REAL ESTATE —

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Henry Group has been exclusively retained to market the property at 3280 Wadsworth Blvd, Suite 201 in Wheat Ridge, CO for Lease. The office building is conveniently located along Wadsworth Boulevard, easily accessible from Colfax Avenue and I-70. This 1,100 SF space is on the 2nd floor and is fully built out as a turn-key office space.

PROPERTY HIGHLIGHTS

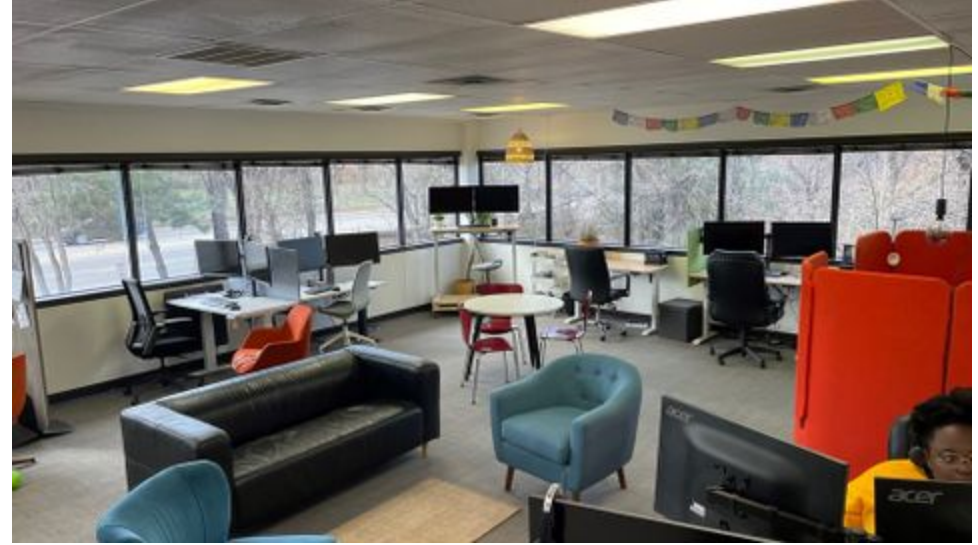
- 1,100 SF Office Space For Lease
- Owner occupied building
- Near Crown Hill Park Wildlife Sanctuary
- Ride your bike to work on the 32nd Street Bike Path
- Common area bathrooms including showers
- 6 exclusive parking spaces
- Ample storage available

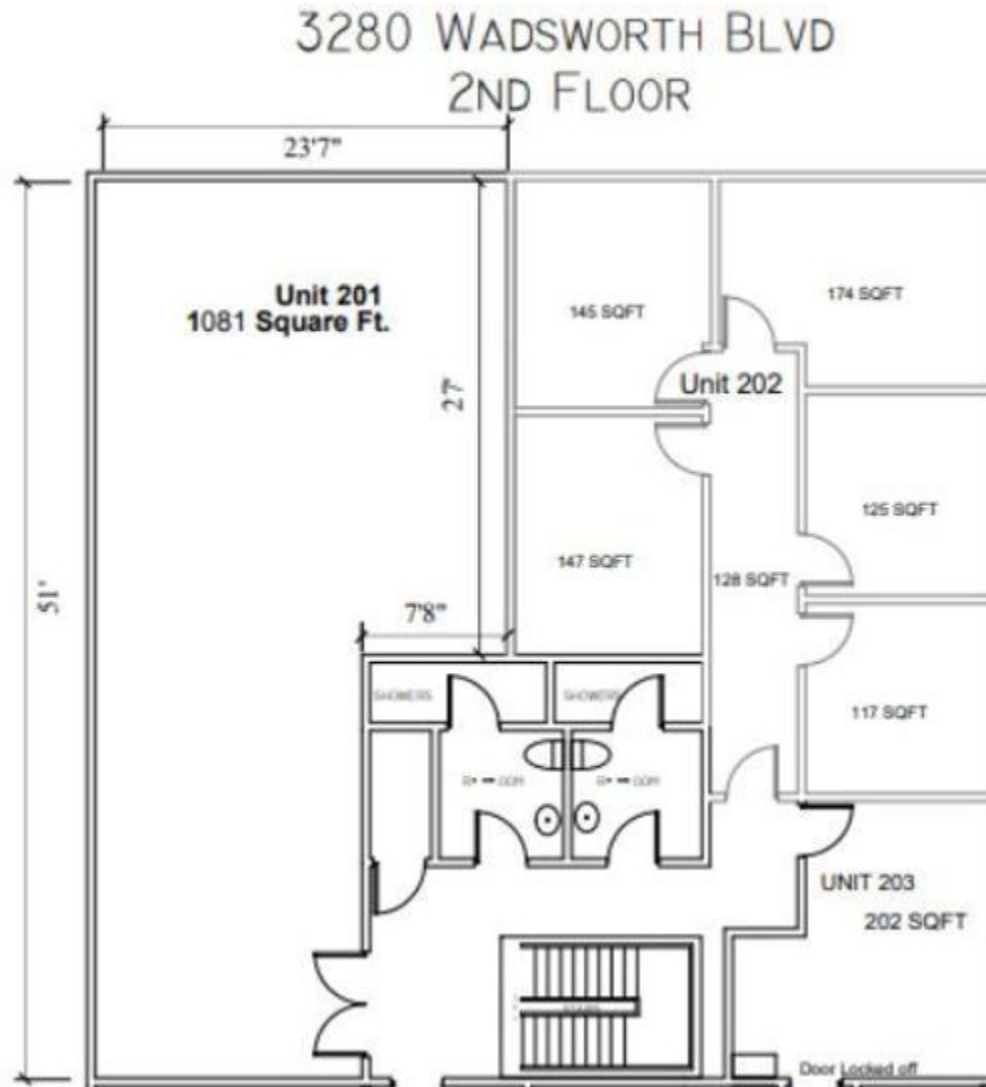


OFFERING SUMMARY

Property Address:	3280 Wadsworth Boulevard Wheatridge, CO 80033
Unit:	201
Available SF:	1,100 SF
Lease Rate:	\$18/SF Gross (Including Internet)
Parking:	Six (6) Exclusive Parking Spaces
Availability:	May 17, 2022

ADDITIONAL PHOTOS



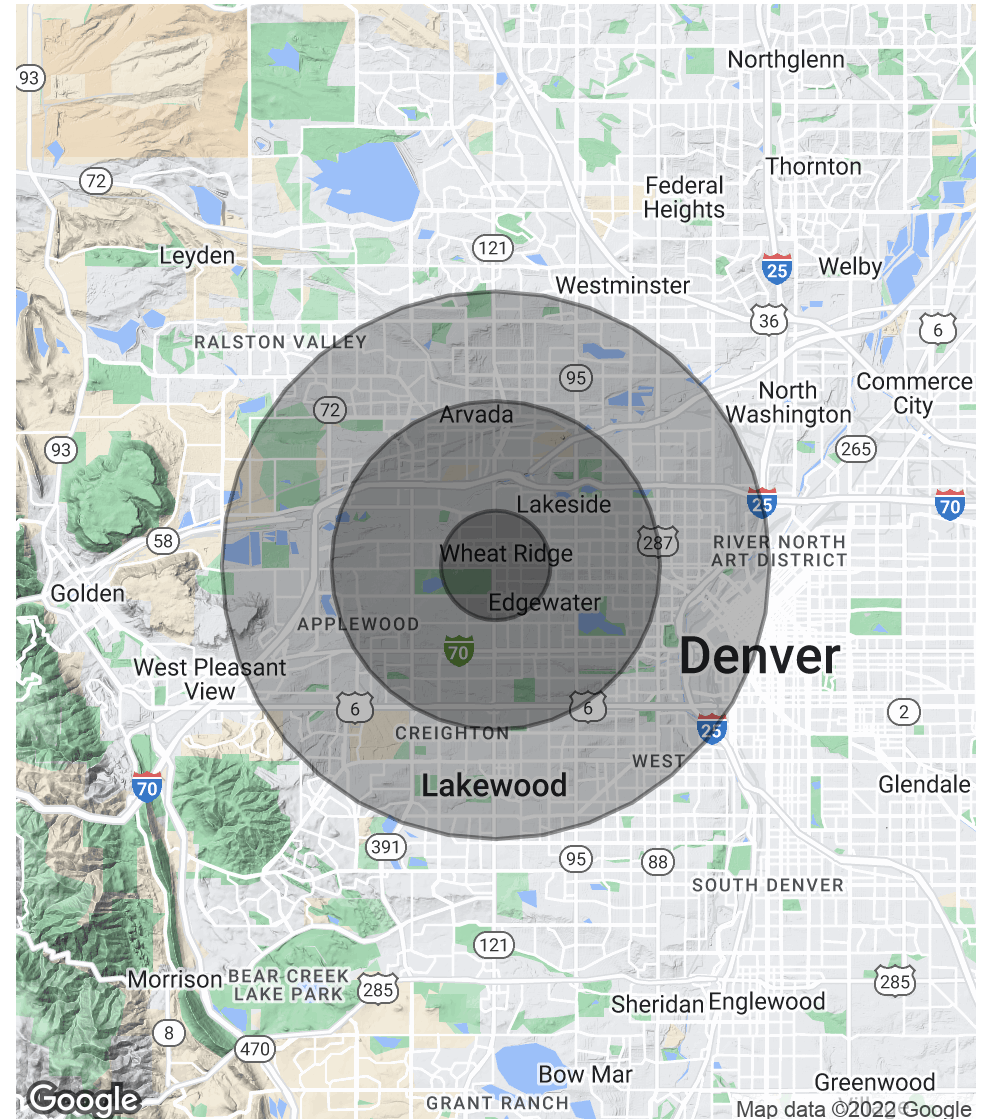


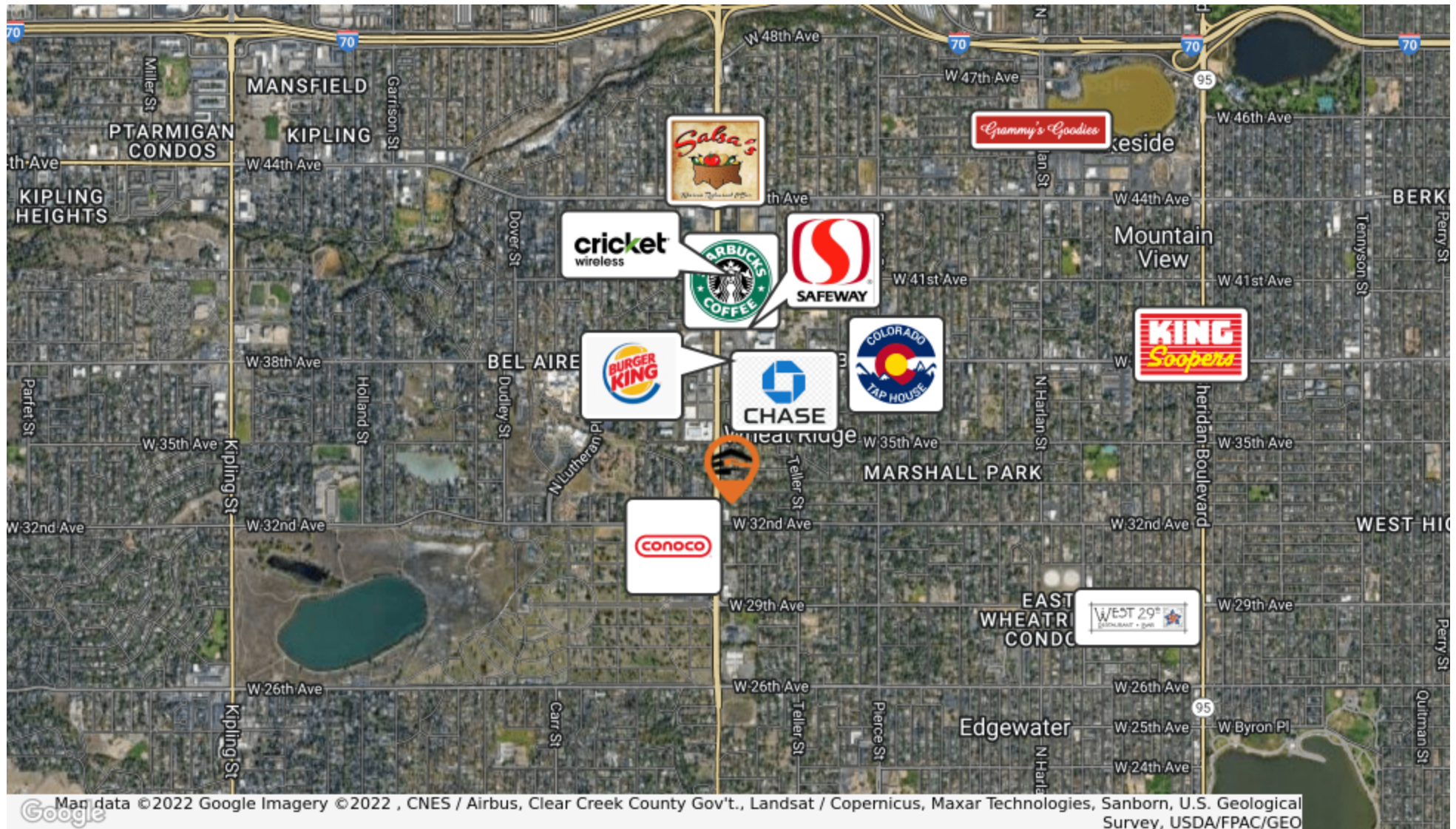
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,772	110,024	335,700
Average Age	45.8	38.3	37.0
Average Age (Male)	38.8	36.8	35.7
Average Age (Female)	49.4	39.9	38.3

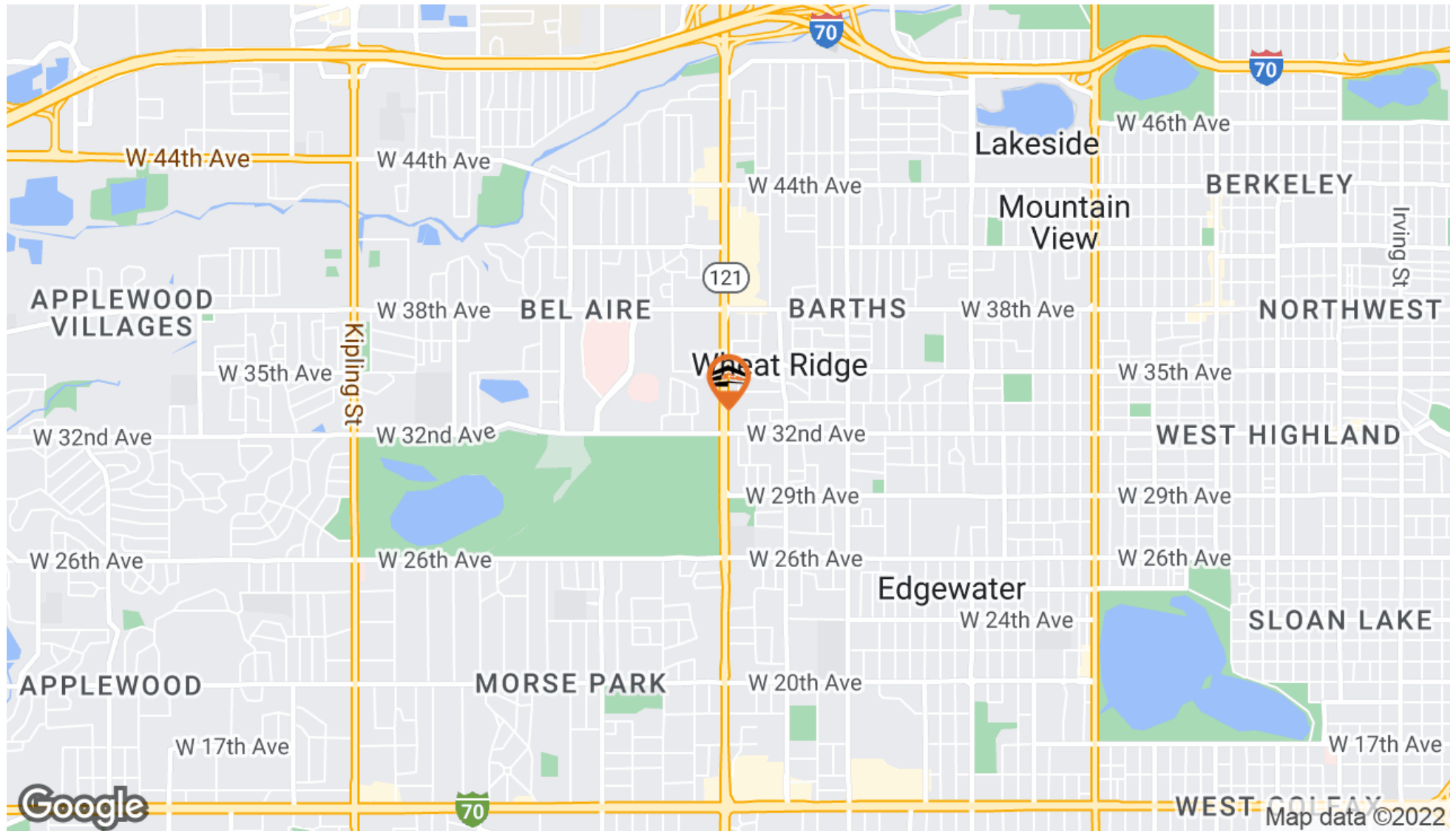
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,211	49,558	141,008
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$52,902	\$56,809	\$58,487
Average House Value	\$254,682	\$255,503	\$251,057

* Demographic data derived from 2020 ACS - US Census





LOCATION MAP





AMANDA TOMPKINS DOROTIK

Vice President

amanda@henrygroupre.com

Direct: 303.625.7444 x107 | **Cell:** 720.837.5541

PROFESSIONAL BACKGROUND

Amanda Dorotik is a Vice President at Henry Group Real Estate specializing in retail and office investment sales and leasing. Previously, she worked as a real estate attorney in the Denver metro area for almost 8 years. Amanda has the unique experience of working as general counsel for a commercial brokerage firm and providing legal support from the perspective of a buyer, seller, lender and real estate broker. This has provided Amanda with extensive exposure to the “art” of getting a real estate deal closed. Amanda’s passion for real estate combined with her previous legal experience allow her to provide comprehensive broker representation to any real estate transaction.

EDUCATION

Amanda earned her J.D. from the University of Colorado School of Law and her B.S. from the University of Colorado Boulder Leeds School of Business and Administration

Henry Group Real Estate

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