



JEFFCO WEST BUILDING

11900 W 44TH AVE WHEAT RIDGE, CO

PRICE: \$13-20/ SF MG

FOR LEASE

PROPERTY FEATURES

YEAR BUILT: 1983

PARKING: 61 FREE SURFACE SPACES

SIGNAGE: BUILDING, MONUMENT

AVAILABLE: SECOND FLOOR

SQUARE FEET: 6,500 SF

USE: OFFICE

AVAILABLE: FIRST FLOOR

WAREHOUSE: 15,451 SF

OFFICE: 3,000 SF

SHOWROOM: 1,200 SF

This central location provides quick access to major interstate highways, the majestic Rocky Mountains, and the amenities of the large metropolitan City of Denver, Colorado. Just off I-70 and near Kipling, traffic counts and visibility are high, and plenty of amenities are nearby.

TODD BROWN

303-916-3955

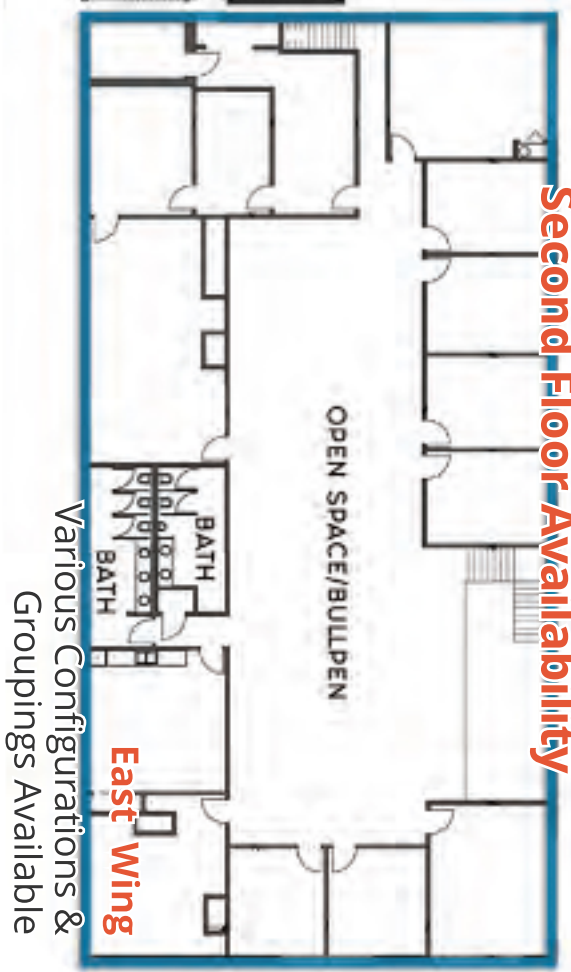
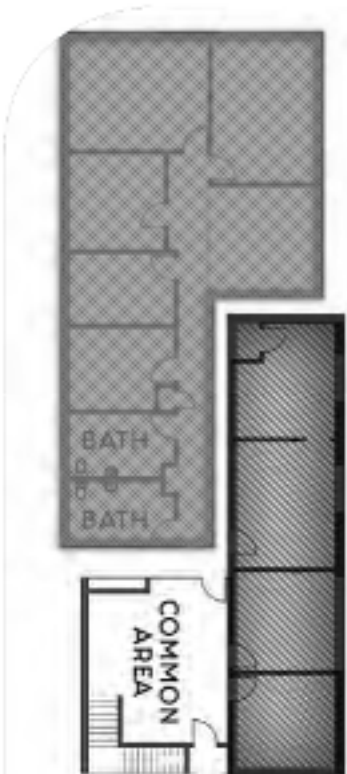
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SHOWROOM: 1,200 SF

SECOND FLOOR AVAILABILITY



Second Floor Availability

Various Configurations & Groupings Available

East Wing

FIRST FLOOR LAYOUT

DEMOGRAPHICS

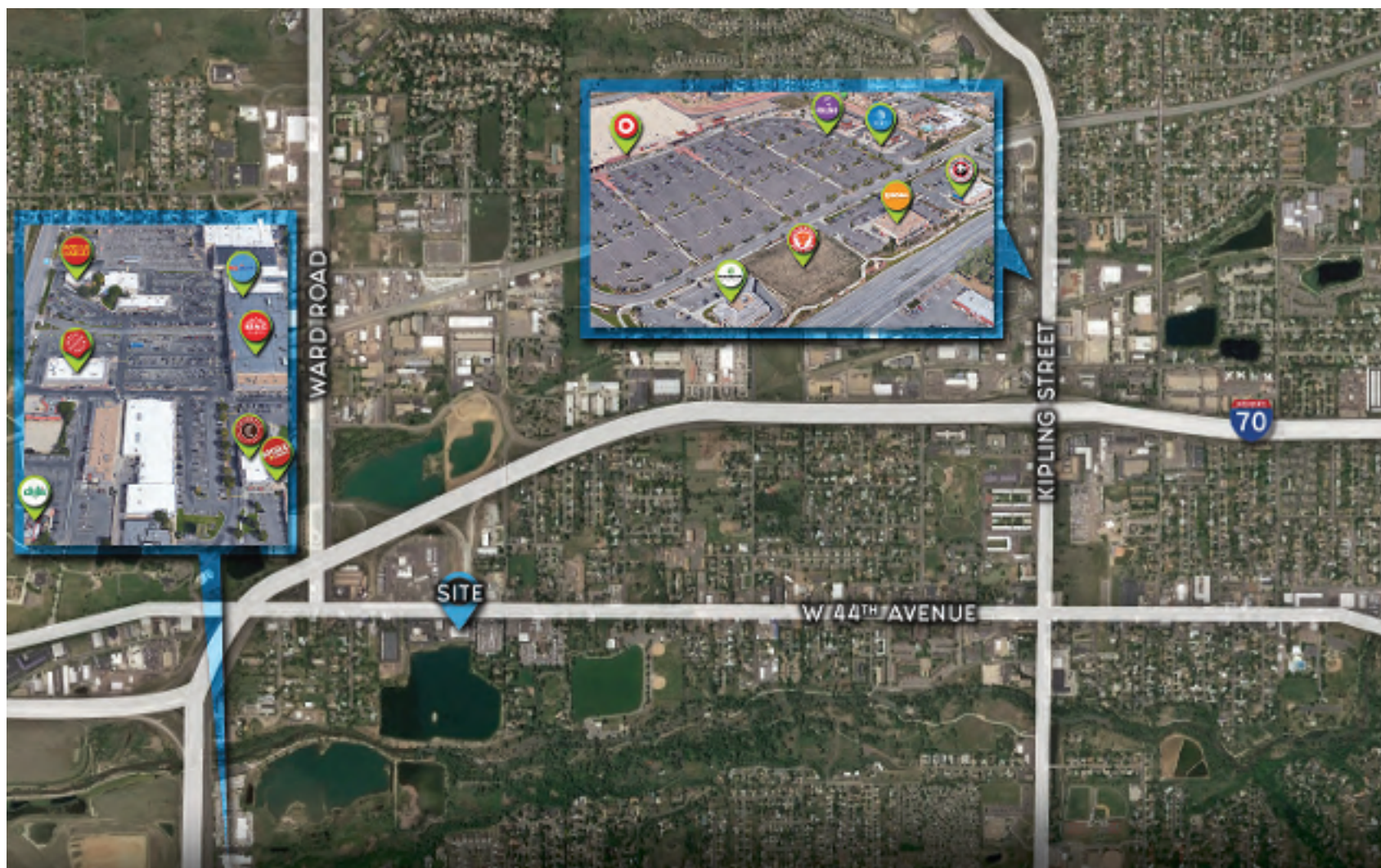
	1 MILE	3 MILES	5 MILES
POPULATION	5,155	82,205	236,035
HOUSEHOLDS	2,340	35,832	100,582
AVG HH INCOME	\$74,386	\$84,647	\$83,959
AVERAGE AGE	42.5	41.5	40.30

*COSTAR 2017

Building Amenities

- Open Floor Plan Allows for Easy Setup & Configuration
- Large Conference/Break Room Area
- Large Corner Offices with Big Windows
- Reception Desk Available in Main Building Lobby
- Open Mezzanine Overlooking Main Lobby
- Large Windows Bring in Abundant Natural Light
- Planned Light Rail Stop within Walking Distance (G-Line)

LOCATION HIGHLIGHTS



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TRAFFIC

STREET	CROSS STREET	VPD
W 44TH AVE	VAN GORDON ST. W	13,451
W 44TH AVE	TABOR ST. W	11,243

*COSTAR 2016

Area Amenities

- Anytime Fitness
- King Soopers
- Wells Fargo
- Walmart
- Goodtimes Burger
- Chipotle
- Smash Burger
- Chili's
- Starbucks Coffee
- Target
- Panda Express
- Natural Grocers