



7760 WEST 38<sup>TH</sup> AVENUE  
Wheat Ridge, Colorado 80033



### PROPERTY FEATURES

- Located in the heart of the west Denver submarket
- Just west of Wadsworth Blvd
- Close proximity to retail and restaurants
- One block east of Lutheran Exempla
- Onsite property management
- Ample parking

### BUILDING SPECIFICATIONS

<b>Suite 200</b>	3,298 RSF
<b>Availability:</b>	Immediate
<b>Lease Rate:</b>	\$18.00/RSF Full Service
<b>Building Size:</b>	37,472 SF
<b>Year Built:</b>	1979

**FOR MORE INFORMATION CONTACT:**

**WILLIAM NETWAL**

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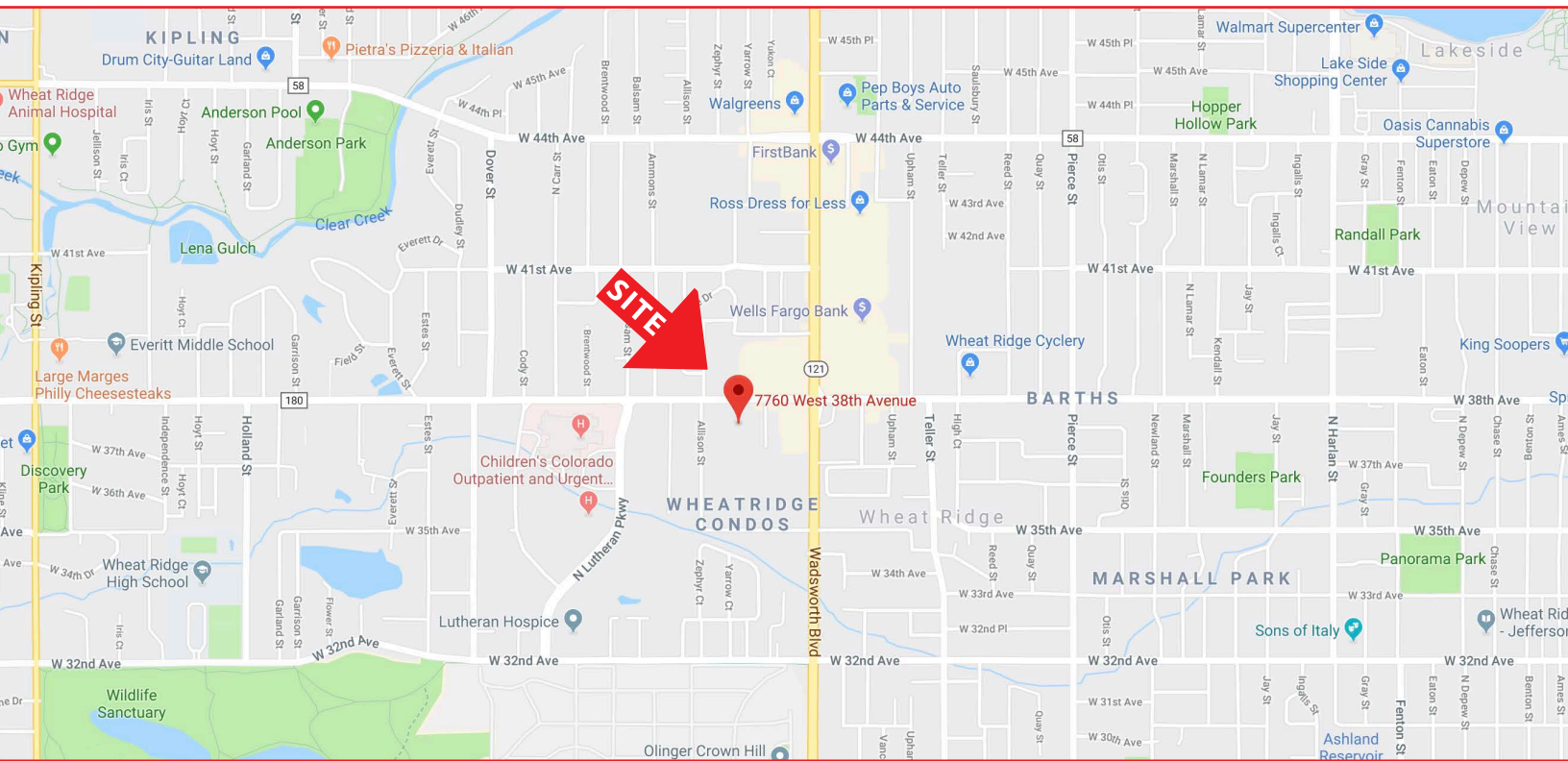
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**GENESEE**  
COMMERCIAL  
GROUP, LLC

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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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