

FirstBank

4350 Wadsworth Boulevard
Wheat Ridge, CO 80033

Great Doctor Offices or Professional Offices Available



- Great location at 44th and Wadsworth. Minutes from downtown with easy access off I-70 or 6th Avenue.
- Easy commute from western and northern suburbs.
- Close proximity to Downtown, Boulder corridor, Exempla Lutheran Medical Center, and the Wheat Ridge Recreational Center.
- Building lobby and common area upgrades recently completed.
- Amenities include on-site bank, building common conference room, 2-story atrium lobby, and convenient access to restaurants, retail and other services.
- 4/1,000 sf parking.

Available Suites:

- **Suite 301 — 2,042 sf:** Medical office with 4 exam rooms, 2 offices, galley kitchen, restroom, work/file room, nurses station, admin/files station, reception area
- **Suite 355 — 1,535 sf:** Spec suite with 4 offices, conference room, reception area, work room, kitchen/break room.
- **Suite 275 — 1,285 sf:** 4 offices on the glass, large open area. Corner suite with mountain views.
- **Suite 400 — 1,158 sf:** Great spec suite with mountain views, elevator lobby entrance, 4 perimeter offices, conference room, kitchenette, and reception area.



For leasing information please contact:

Matt Smith | 303.996.8460
msmith@vectorproperty.com

10375 Park Meadows Drive
Suite 500
Lone Tree, CO 80124

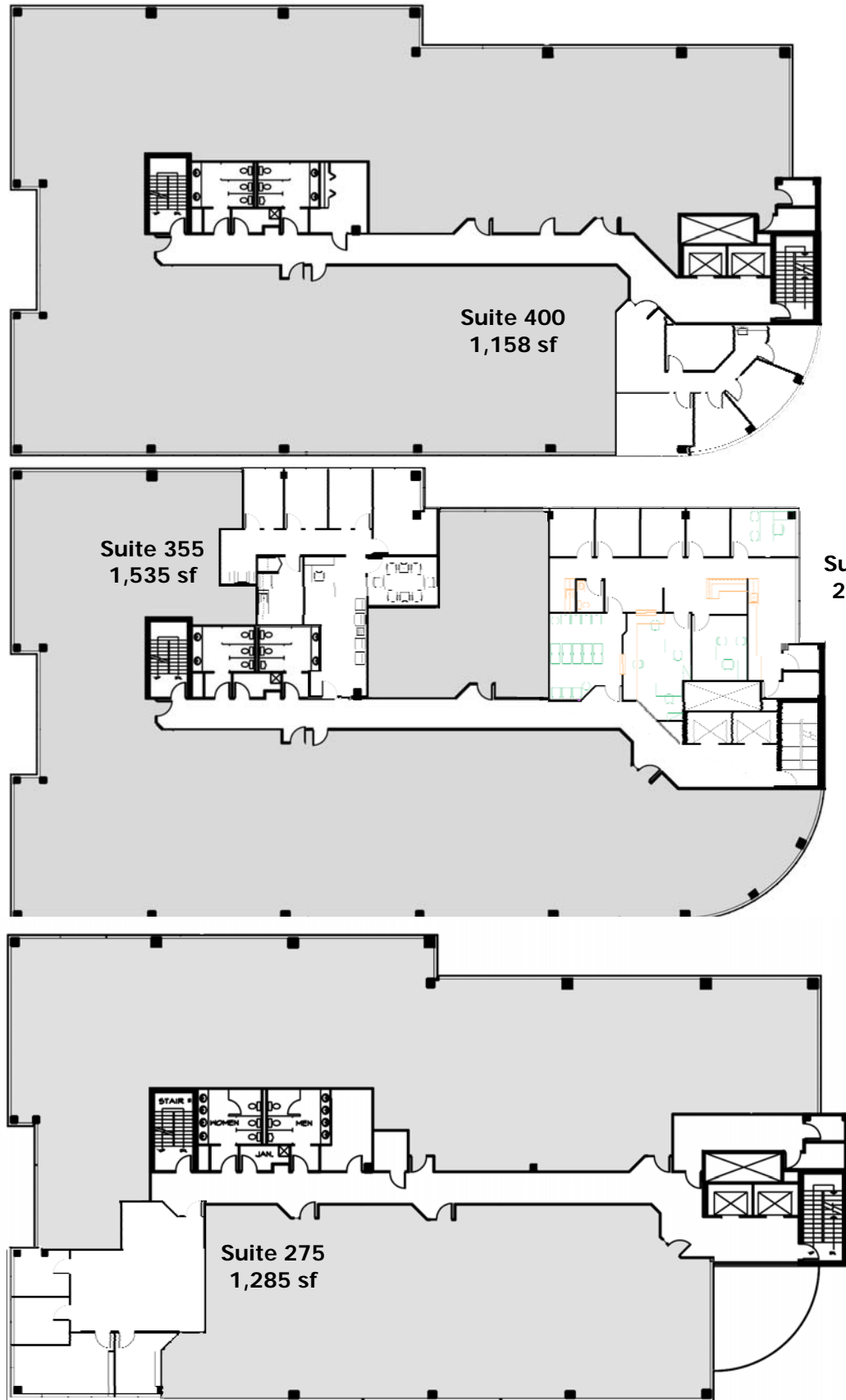
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