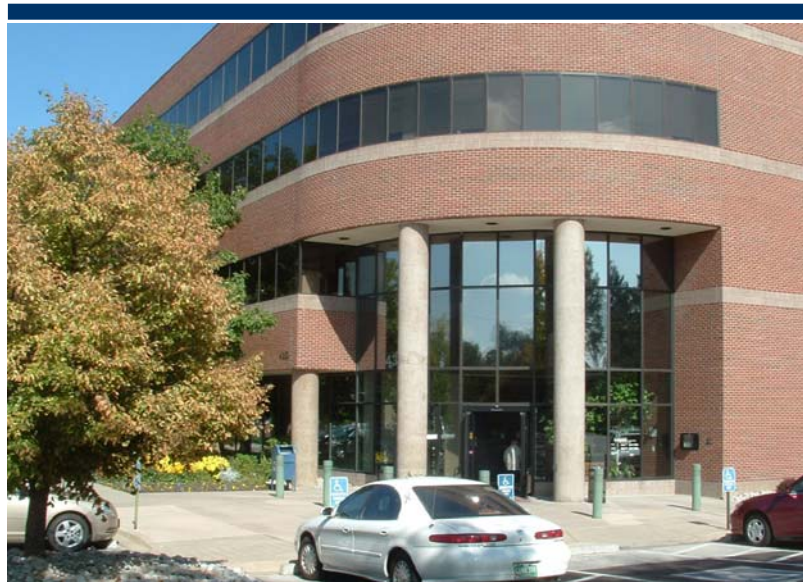


FirstBank of Wheat Ridge

4350 Wadsworth Boulevard
Wheat Ridge, CO 80033



Great Doctor Offices or Professional Offices Available

Available:

- **Suite 355 — 1,535 sf:** Spec suite with 4 offices, conference room, reception area, work room, kitchen/break room.
- **Suite 400 — 1,158 sf:** Great spec suite with mountain views, elevator lobby entrance, 4 perimeter offices, conference room, kitchenette, and reception area.

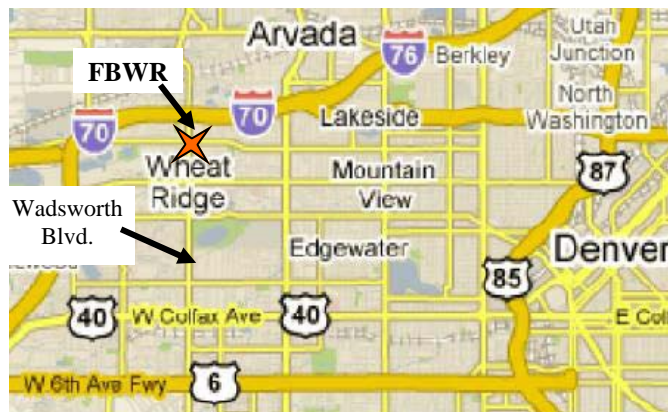
Highlights:

- 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, Lutheran Hospital, 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.

For leasing information please contact:



Matt Smith
303.996.8460
msmith@vectorproperty.com



www.vectorproperty.com

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