

FirstBank in Wheat Ridge

4350 Wadsworth Boulevard, Wheat Ridge, CO 80033

GREAT MEDICAL SUITES OR PROFESSIONAL OFFICES



PROPERTY 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, EXEMPLA LUTHERAN MEDICAL CENTER, AND THE WHEAT RIDGE RECREATIONAL CENTER.
- BUILDING LOBBY AND COMMON AREA UPGRADES RECENTLY COMPLETED.
- AMENITIES INCLUDE TELECOMMUNICATIONS FROM CENTURYLINK AND COMCAST, ON-SITE BANK, 2-STORY ATRIUM LOBBY, AND CONVENIENT ACCESS TO RESTAURANTS, RETAIL AND OTHER SERVICES.
- 3.8/1,000 SF PARKING.
- NEAR THE WADSWORTH LIGHT RAIL STATION

For leasing information please contact:

Johnny Neff | 720.743.6399
jneff@premisescommercial.com

Matt Smith | 303.996.8460
msmith@premisescommercial.com

PREMISES
PREMISES COMMERCIAL REAL ESTATE, LLC
WWW.PREMISESCOMMERCIAL.COM