

# PNC 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
- 3.2/1,000 SF PARKING
- NEAR THE WADSWORTH LIGHT RAIL STATION

**For leasing information please contact:**

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