

Commercial Office Condo – Space Available



Office Condo - Exterior

7861 W 38th Avenue, located in the heart of “Tree City USA”, was constructed in 1981. Zephyr Center – Building 2 has a single-tenant commercial office condominium with ample, free on-site parking for owner, employees, and visitors. The proximity to amenities on both 38th Avenue & Wadsworth Boulevard provides tenant’s employees great access to restaurants, breweries, hotels, etc.

This centralized location, with great access to the major thoroughfares of Interstate 70 & 6th Avenue, is only a 15-minute drive from both downtown Denver and downtown Golden.

The office space features: Reception, Conference Room, 3 Window Offices, Open Admin Area, File Room & Full Break Room. Main entry via courtyard with private entry in back.

7861 W. 38th Avenue Wheat Ridge, Colorado 80033



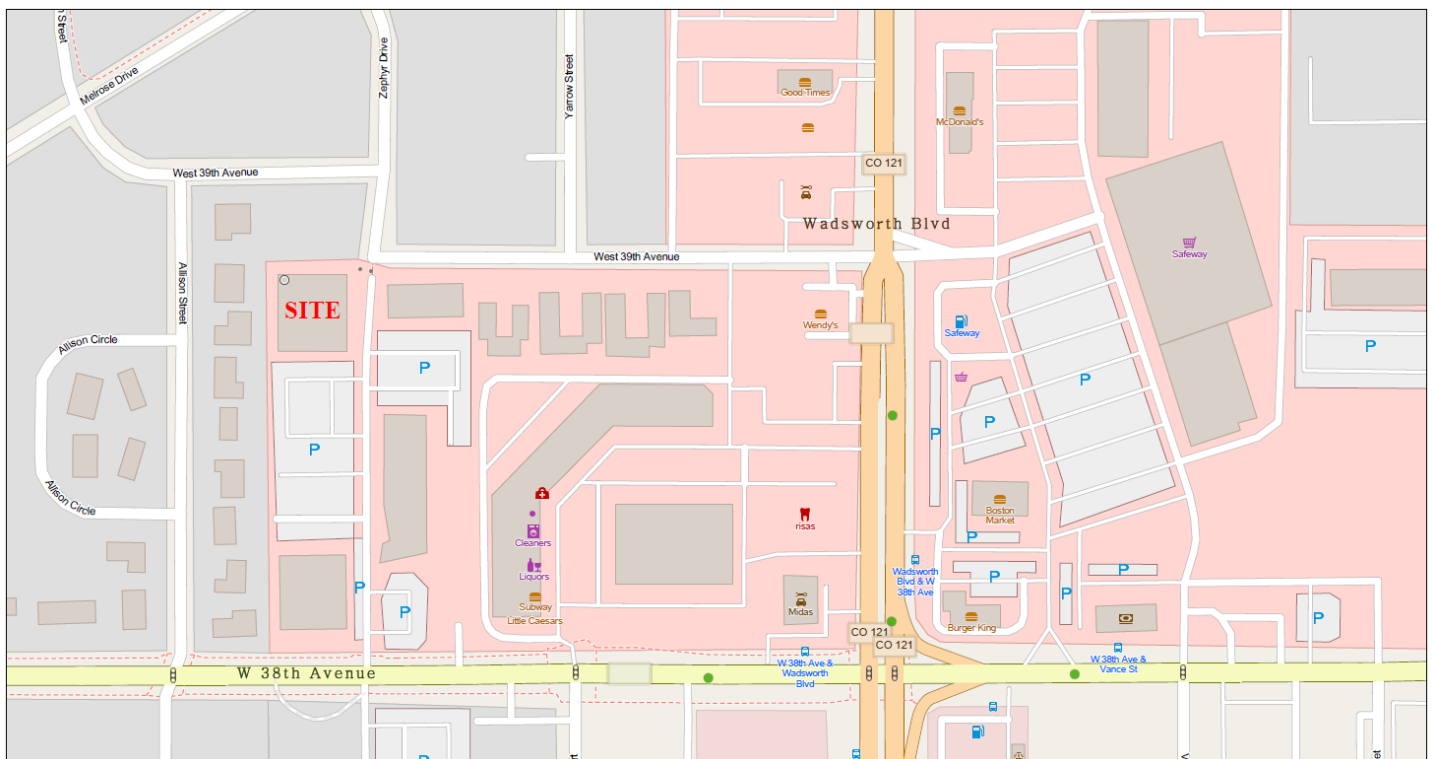
FOUNTAINHEAD
COMMERCIAL



Main Entry - 7861 W 38th Ave

Property Details

- Space Available: 1,343 SF
- Sale Price: \$289,000 (\$215/SF)
- Rental Rate: \$18.00/SF Full Service
- Space Type: Office or Medical Office
- Lease Term: 5+ Years
- Building Size: 11,042 SF
- Parking: 90 Surface Spaces
- Year of Construction: 1981
- HOA: \$150 per month (2020)



FOR SALE or LEASE

7861 W. 38th Ave. Wheat Ridge, CO



Monument Sign & Building Courtyard



Conference Room

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Break Room



Typical Office & Admin Area