



# EXECUTIVE CENTER

7100 W 44TH AVE.  
WHEAT RIDGE, CO 80033

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# Property Summary

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## OFFERING SUMMARY

Available SF: **3,369 SF**

Lease Rate SF: **\$18-19 (FSG)**

Suite 108: **433 SF**

Suite 101: **2,936 SF**

Building Size: **14,120 SF**

Market: **Denver**

## PROPERTY OVERVIEW

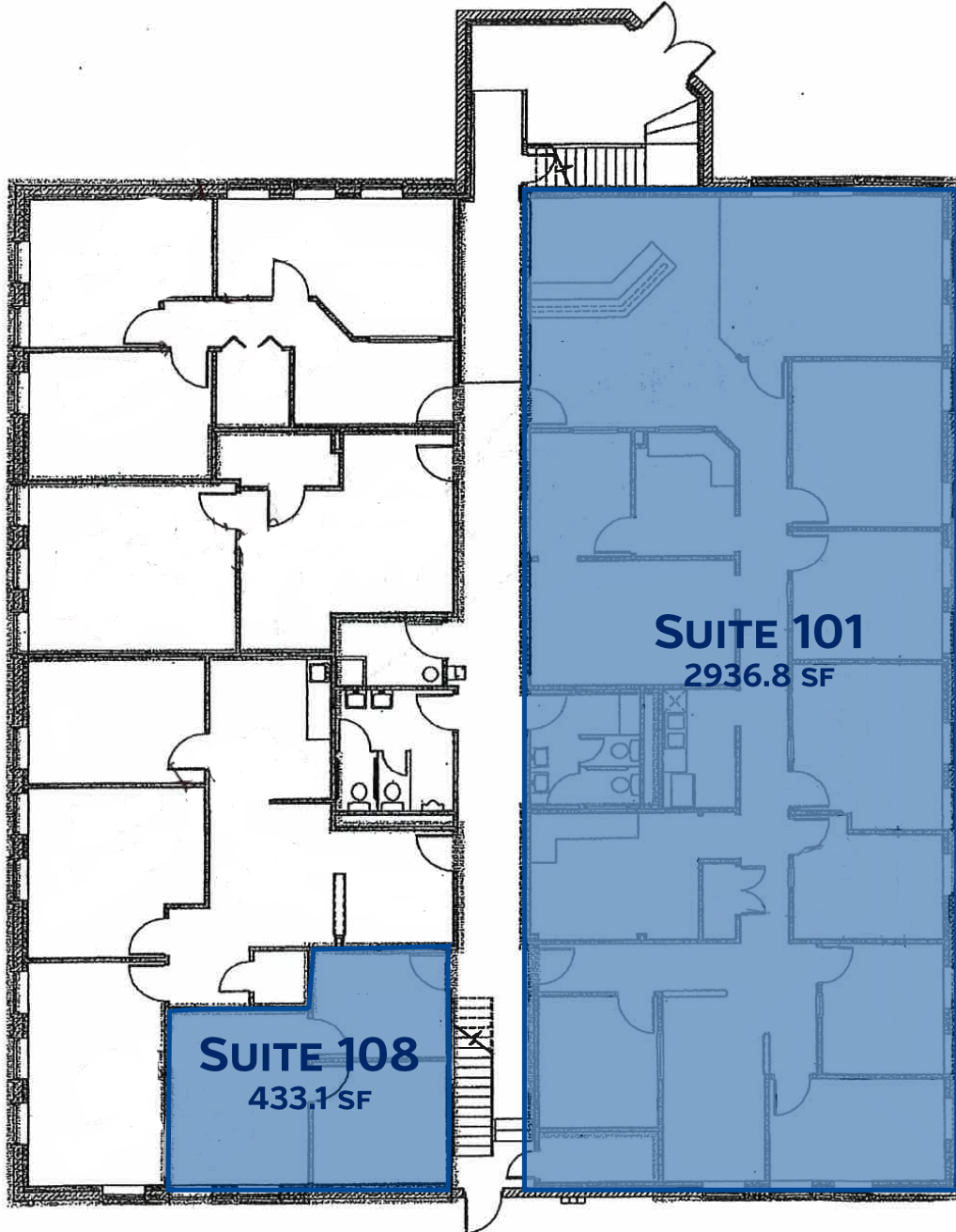
This 1st floor suite is ready for tenants final touches. Excellent opportunity to present a professional office look for business looking to grow.

## PROPERTY HIGHLIGHTS

- Ready to Rent Condition
- Unique, creative office space
- Building has a modern and well maintained interior
- 32 Off-Street Parking, Shared with other Tenants
- Easy access from 44th to Wadsworth Blvd.
- Transit stop within a minutes walk
- Located a few blocks from an abundance of Retail / Restaurants
- Close Proximity to Downtown & Mountain Communities

# Space Layout / Signage

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7100 West 44th Avenue  
Wheat Ridge, Colorado  
Overall: 7032.0 sf



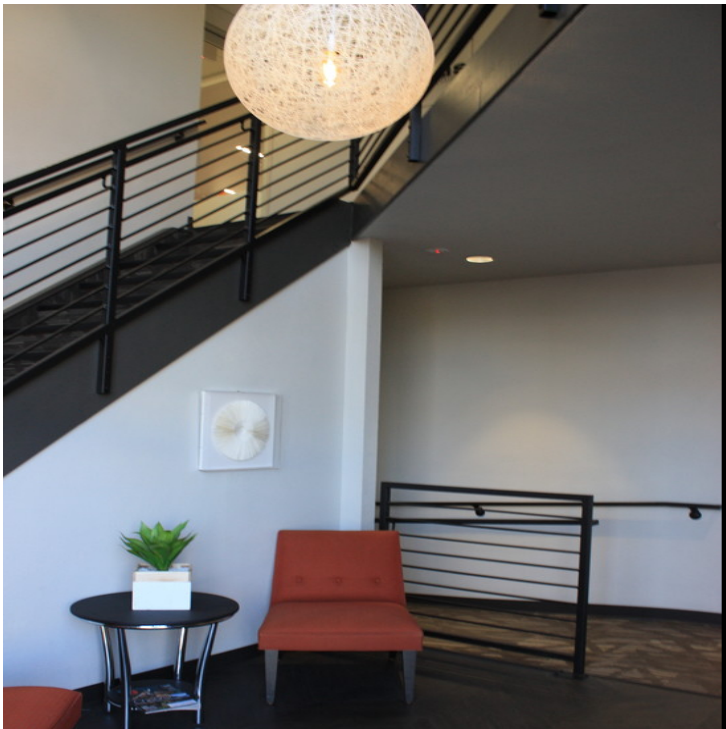
## FIRST FLOOR LEASE PLAN





# Photos

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# Additional Photos

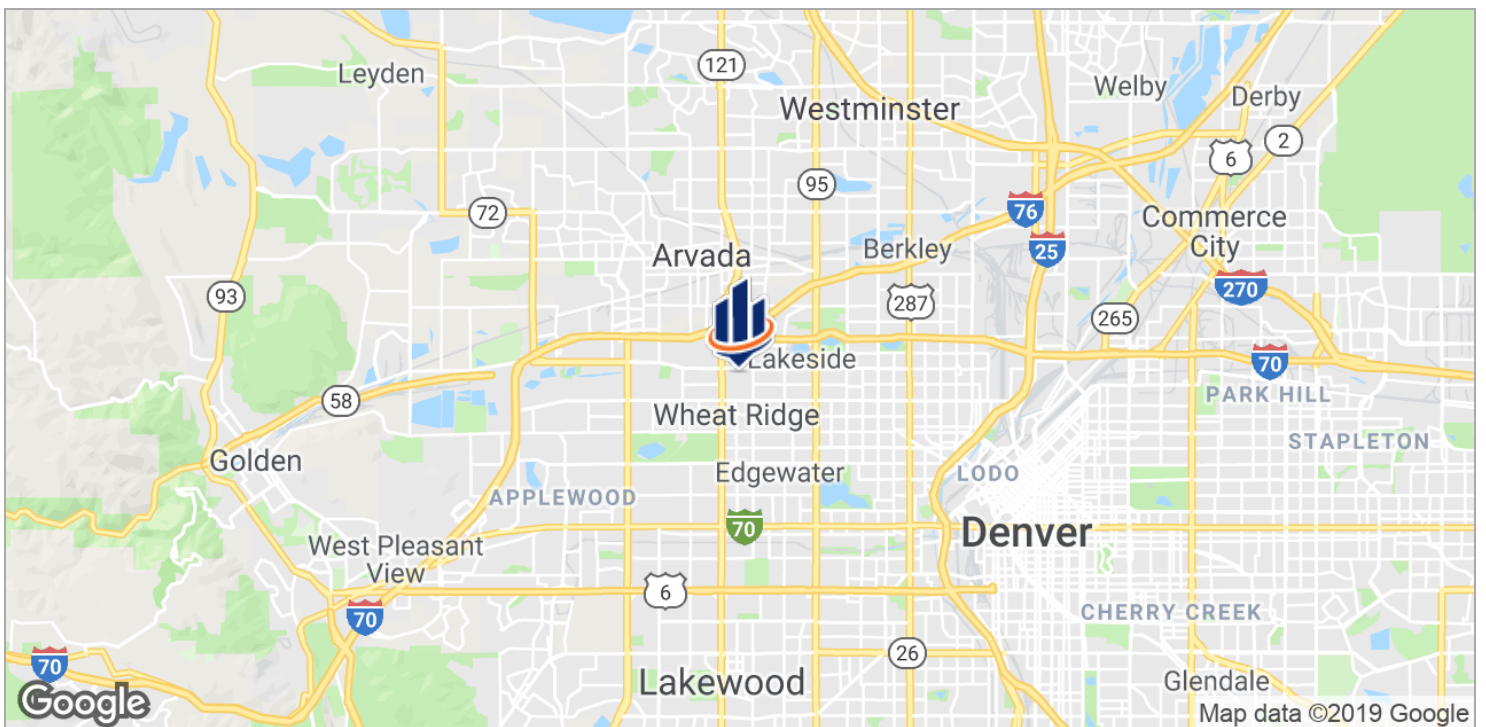
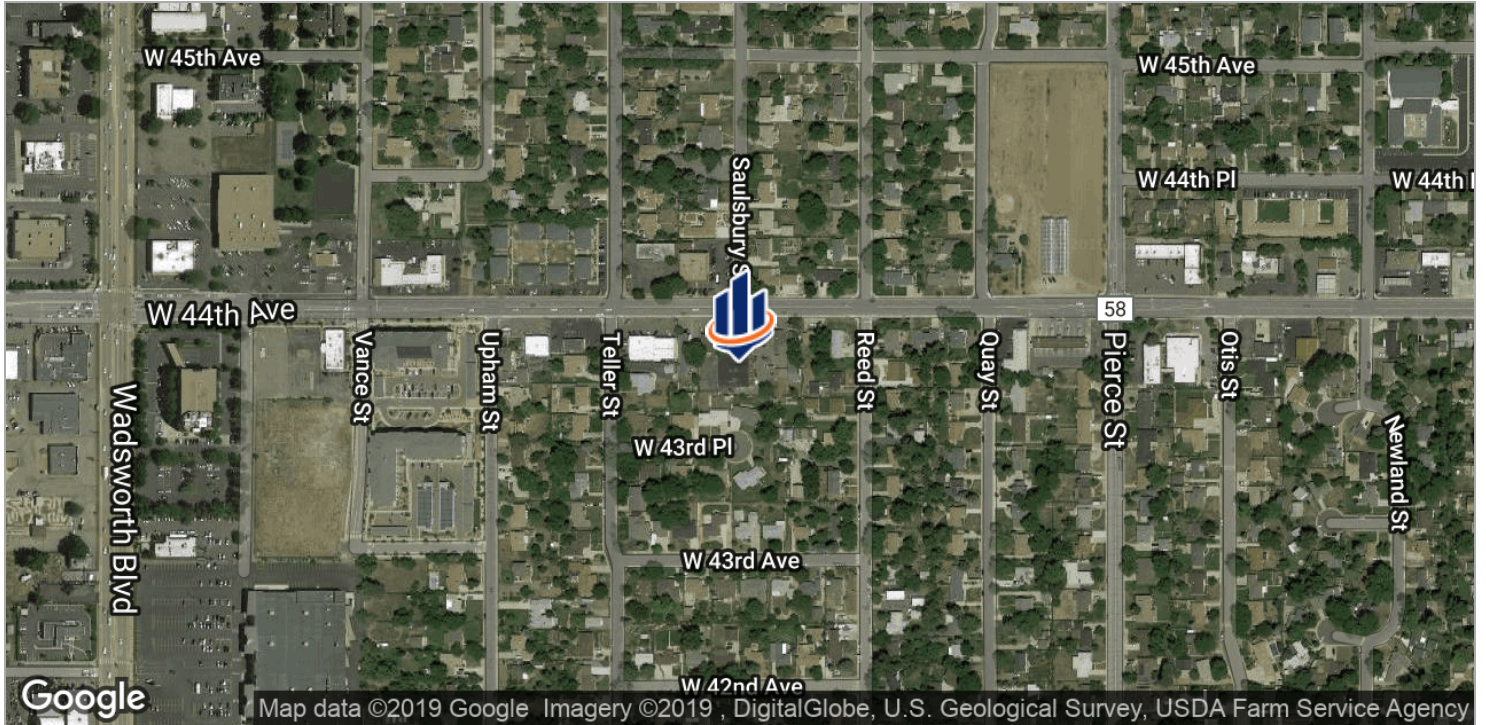
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# Location Maps

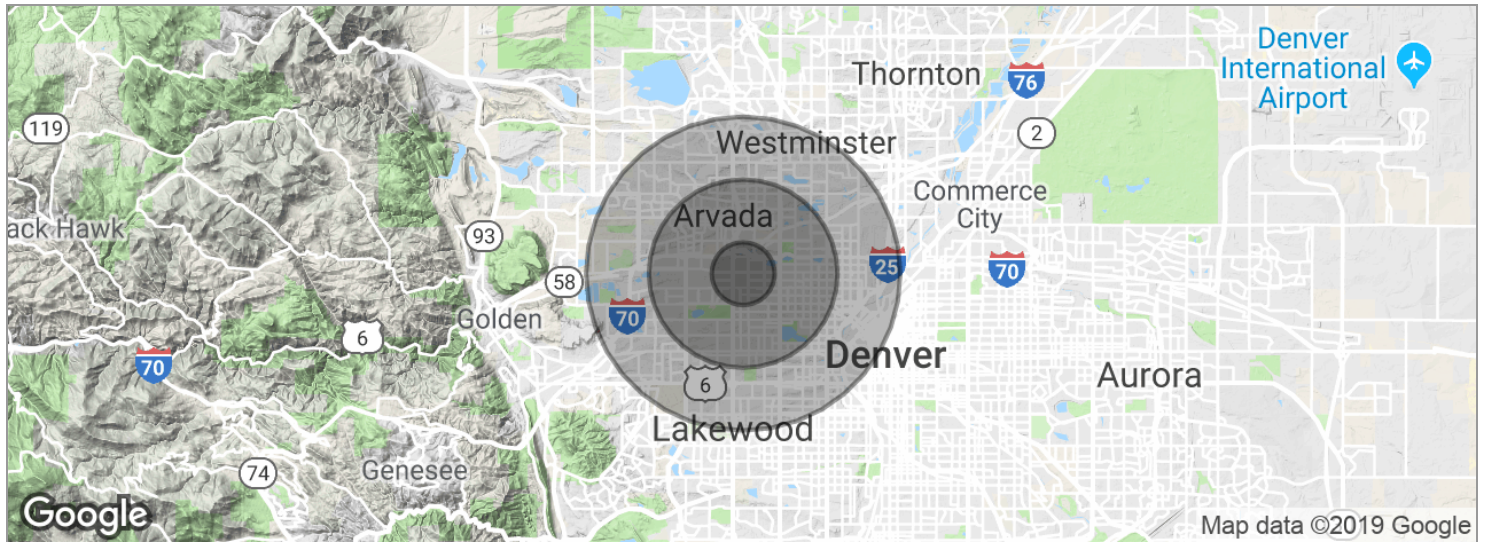
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# Demographics Map

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	10,629	110,968	333,829
Median age	43.3	38.4	36.9
Median age (Male)	38.9	36.7	35.9
Median age (Female)	47.4	40.0	38.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,234	49,646	139,548
# of persons per HH	2.0	2.2	2.4
Average HH income	\$51,701	\$58,236	\$58,981
Average house value	\$234,467	\$249,501	\$251,928

\* Demographic data derived from 2010 US Census