

Office/Retail Space for Lease

4275 WADSWORTH BOULEVARD, WHEAT RIDGE, CO 80033



Overview

Hoff & Leigh is excited to present this desirable retail/office building available for lease at 4275 Wadsworth Boulevard near the corner of Wadsworth and 44th Avenue in Wheat Ridge. This freestanding building was most recently a dental office and has 5 private offices (4 upstairs and 1 downstairs), 2 private bathrooms (1 upstairs and 1 downstairs), and ample parking. There is a reception area, storage area, wood floor throughout main floor, tile floor on the lower level, breakroom with kitchenette on lower level, and washer/dryer hookups.

1,560 SF x \$18.46/SF/YR = \$2,400/mo (Full Service Gross)

780 SF grade level, 780 SF lower level

Short term tenant desired with lease term < 2years.

Hoff & Leigh property listing website: www.hoffleigh.com/listing/4275-wadsworth-boulevard/

For more info, please text/call Michael Crawford: (720) 683-0399. MCrawford@HoffLeigh.com

Highlights

- Freestanding Building with Pylon Sign
- 5 Private Offices (4 With Sinks)
- 2 Private Bathrooms
- High Traffic Count and Street Front Exposure on Wadsworth Boulevard
- Growing Market in Wheat Ridge
- Ample On-site Parking
- Reception Area and Ample Storage
- Zoning: C-1

Property Details



Lease Rate

\$18.46 SF/YR
(Full Service Gross)



Building Size

1,560 SF



Space Available

1,560 SF



Zoning

C-1



Lot Size

0.18 Acres

Rev: September 16, 2026

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Michael Crawford

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Office/Retail Space for Lease

4275 WADSWORTH BOULEVARD, WHEAT RIDGE, CO 80033

MAIN LEVEL



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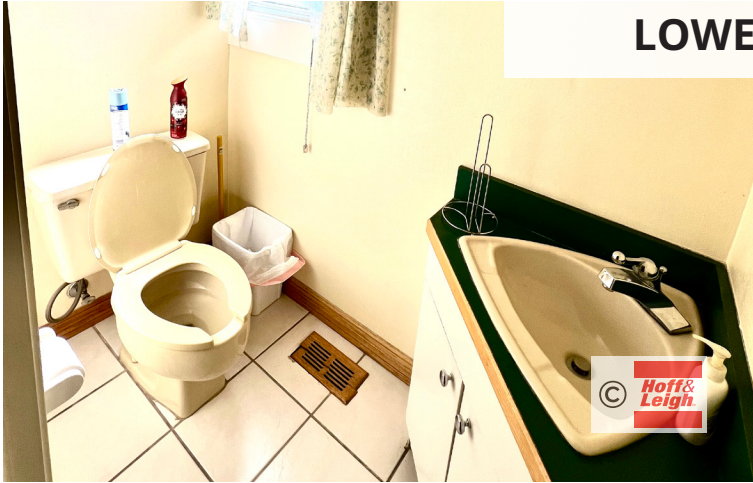
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Office/Retail Space for Lease

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LOWER LEVEL



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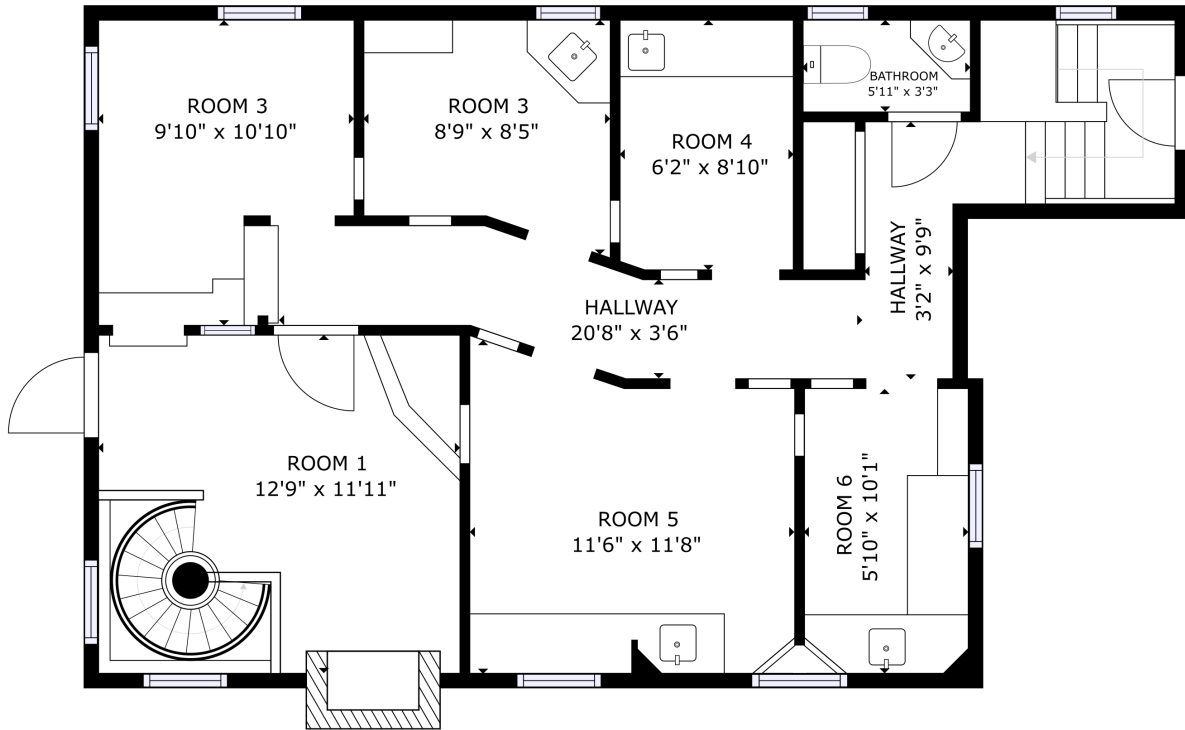
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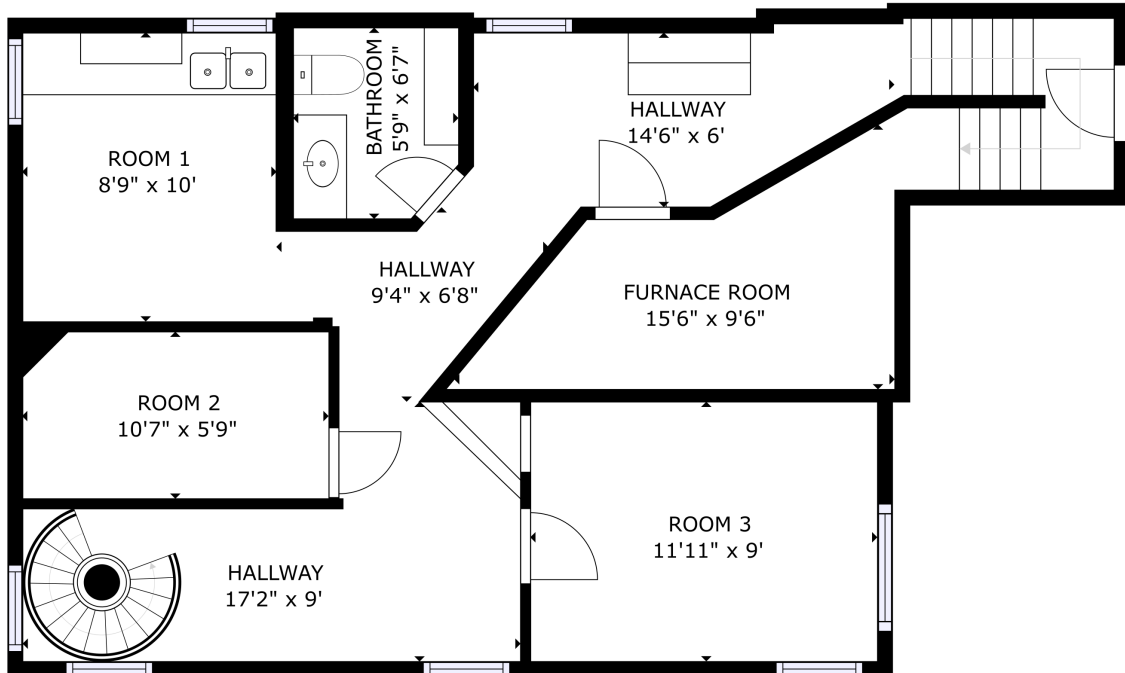
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4275 WADSWORTH BOULEVARD, WHEAT RIDGE, CO 80033

MAIN LEVEL



LOWER LEVEL



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4275 Wadsworth Blvd, Wheat Ridge, Colorado, 80033

DEMOGRAPHICS



133,540
Population



41.1
Median Age



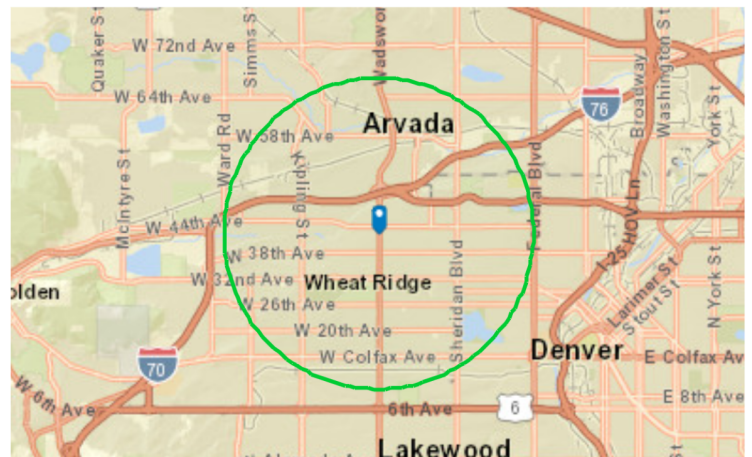
2.1
Average
Household Size



\$78,829
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
W 42nd Ave	43,000	0.0
W 41st Ave	39,000	0.1
Wadsworth Blvd	16,408	0.1
Wadsworth Blvd	16,217	0.1

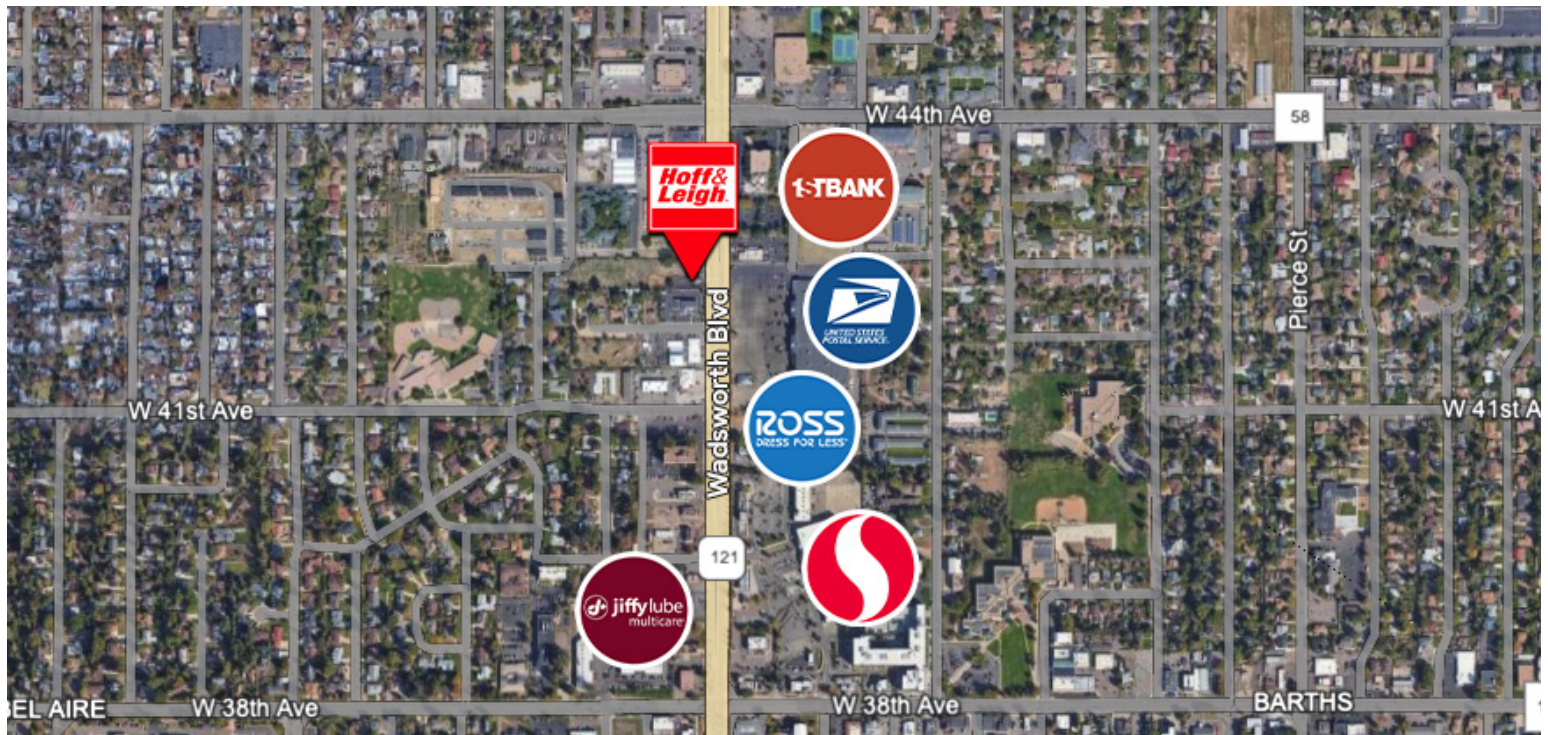


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