

## GREAT NORTH METRO OFFICE LOCATION



### PROPERTY DESCRIPTION & AMENITIES

- High traffic bank building
- Fiber Internet with speeds up to 1 GIG per second
- Visibility from Wadsworth Boulevard
- Bank anchored
- Beautiful panoramic views
- Recent/on-going property upgrades
- On-site storage
- Easy access to I-70, I-76, US 36, Boulder
- Close proximity to hotels, restaurants, & retail
- Ample parking



## AVAILABILITY

SUITE	SF	RATE/SF	DETAILS
340	3,271	\$18.00/SF	This suite has 9 private offices with views, a large conference room, open workspace, built-in reception desk w/ waiting area and kitchen/breakroom.

## BUILDING DETAILS: WELLS FARGO ARVADA

Address:	7878 Wadsworth Blvd
City:	Arvada
County:	Jefferson
Building Size:	36,239 SF
Number of Floors:	2 + garden level
Approx. Floor Plate:	9,526 SF
Year of Construction:	1981
Renovated:	2008
Owner:	KEW Realty Corporation
Parking:	4:1000, 144 spaces



## LOCATION



All information contained in this brochure, while not guaranteed, is obtained from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, change of price, withdrawal or other conditions, without notice. It is the responsibility of either you or your agent to verify its accuracy.

LEASING CONTACTS | 303-329-8100

Blake Ham | bham@kewrealty.com

**KEW**  
Realty Corporation