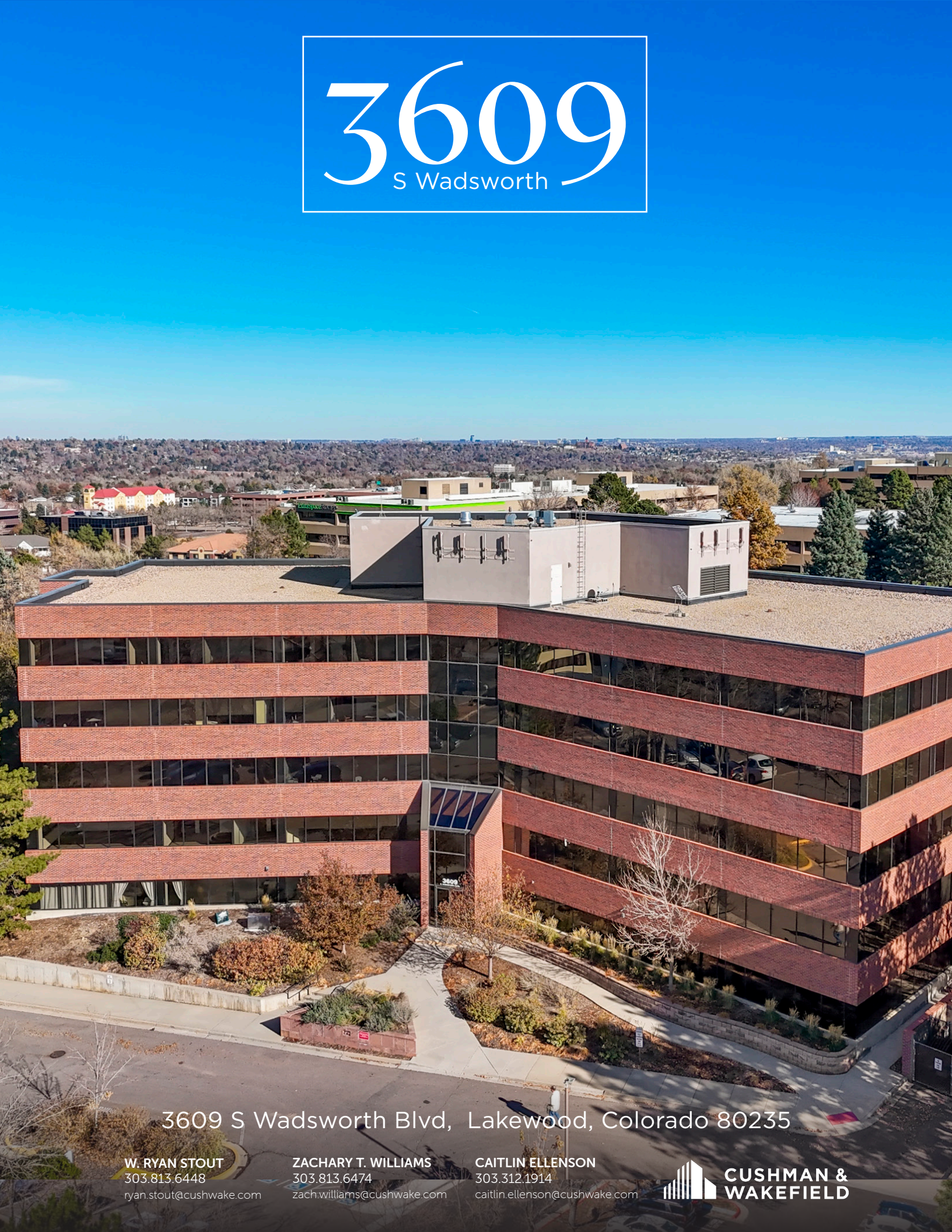


3609

S Wadsworth



3609 S Wadsworth Blvd, Lakewood, Colorado 80235

W. RYAN STOUT
303.813.6448
ryan.stout@cushwake.com

ZACHARY T. WILLIAMS
303.813.6474
zach.williams@cushwake.com

CAITLIN ELLENSON
303.312.1914
caitlin.ellenson@cushwake.com







Building Information

RBA: 80,091 SF

Year Built: 1983

Stories: 5

Typical Floor: 17,000 SF

Elevators: 2

Parking: 3.50 / 1,000 SF

Property Highlights

- Conveniently located at the intersection of Highway 285 (Hampden Avenue) and South Wadsworth Blvd
- Offers great access to a vast array of retail, hotel, and dining options
- Located in Academy Park
- Panoramic Mountain Views! Located at Highway 285 with easy access to I-25 and C-470
- Convenient amenities: multiple exclusive schools nearby, numerous restaurants, hotels, grocery stores & Southwest Plaza Mall with over 150 retailers is just 5 minutes away!
- Common Conference Area

3609

S Wadsworth

Nearby Amenities



W. RYAN STOUT
303.813.6448
ryan.stout@cushwake.com

ZACHARY T. WILLIAMS
303.813.6474
zach.williams@cushwake.com

CAITLIN ELLENSON
303.312.1914
caitlin.ellenson@cushwake.com



CUSHMAN & WAKEFIELD