

9595 49TH AVE. WHEAT RIDGE, CO 80033





OVERVIEW

PREMISES

Come work in Wheat Ridge! This office space combines historic charm with modern functionality. Enjoy an open-concept layout filled with natural light and scenic views. This space includes a break room, dining area, and kitchen to ensure you have a productive and comfortable workspace. 9595 W 49th Ave is the perfect space for work/ life balance.



AVAILABLE SF ±2,824 SF

YEAR BUILT 1948 / Renovated 2010

PARKING

12 surface spaces available

ASKING PRICE \$1,130,000

PROPERTY HIGHLIGHTS

- Open-concept office layout with break room, dining area, and kitchen
- Easy access to I-70
- Lots of windows to bring in plenty of natural light into the space.
- Notable renovations include a newer roof and HVAC system
- 0.3 acre corner lot



DEMOGRAPHICS



2,824 SF Quality Office Space / For Sale

For more information, please contact: Jim Wachholz Managing Director

+1 303 523 3645 james.wachholz@cushwake.com



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.