

MEDICAL/OFFICE FOR LEASE

WHEAT RIDGE MEDICAL COMPLEX

3885 UPHAM ST WHEAT RIDGE, CO 80033



FOR LEASE

3232 McKinney Avenue
Dallas, Texas 75204



PRESENTED BY:

PHIL KUBAT
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CO - ER100016698, TX - 759206

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

Wheat Ridge Medical Complex
3885-3895 Upham Street | Wheat Ridge, CO 80033



Property Summary

Property Type	Office/Medical
Tenacy	Multi
Floors	3
Elevators	Yes
Parking Ratio	5.17
Core Factor	14%
Year Built	1979
Year Renovated	2009
Property Manager	On-Site
Square Footage:	34,935

Property Overview

This locally-owned office/medical property is conveniently located one and one-half miles south of I-70 via Wadsworth Boulevard. Building amenities include abundant parking, responsive on-site ownership, efficient floor plans, and aggressive rental rates.

Location Overview

Wheat Ridge Medical Complex is a 34,935 square foot medical office building centrally located near the intersection of 38th Avenue and Wadsworth Boulevard in Wheat Ridge, Colorado. Wadsworth Blvd and 38th Avenues are major thoroughfares through Wheat Ridge, Denver, Lakewood, and Arvada and offer easy access to I-70. The subject property is prime medical or office space within blocks of Exempla Lutheran Medical Center.

OFFICE

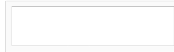
FOR LEASE



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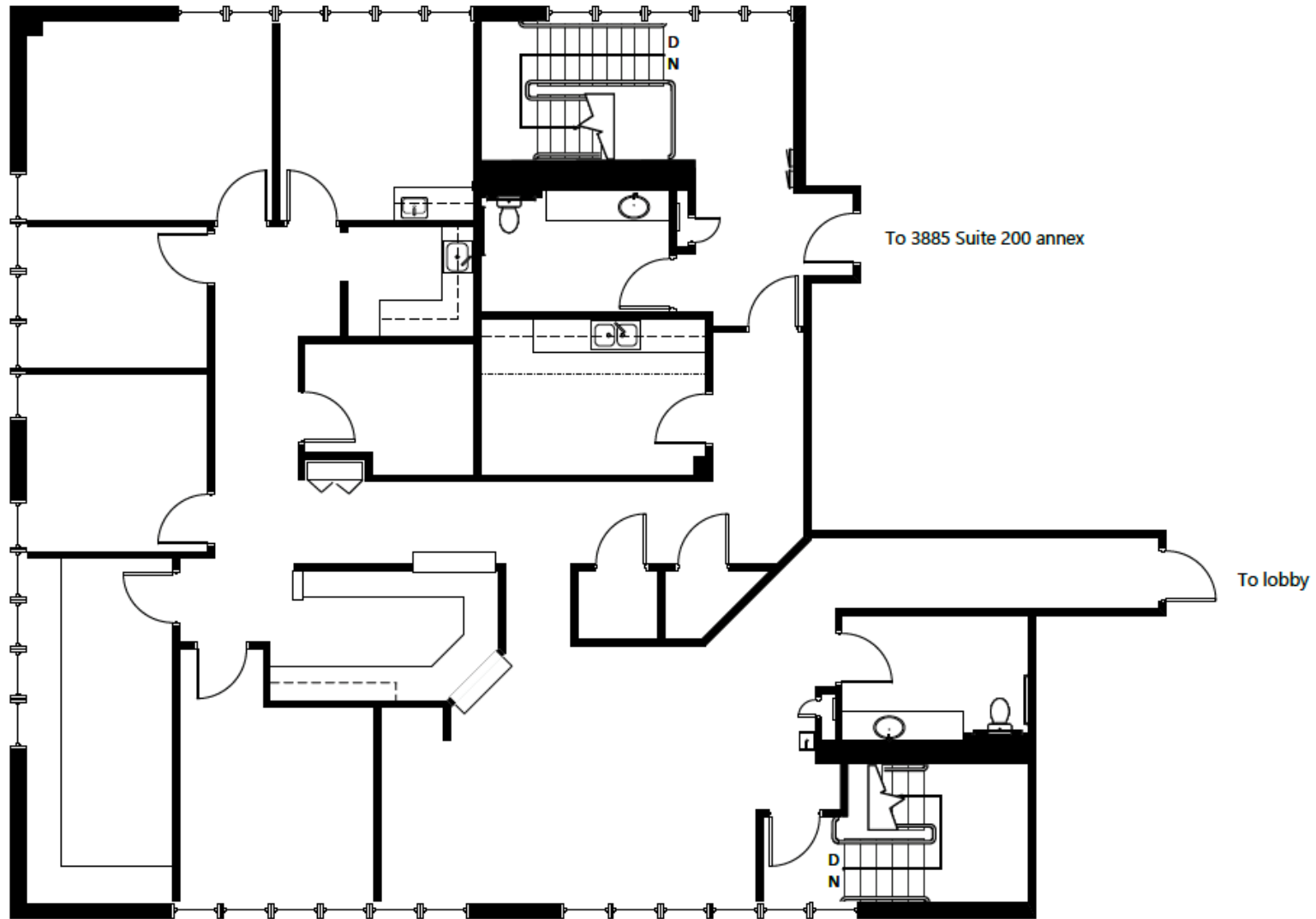
Space	Size	Rate	Use	Available
3895 - 201	3,267	\$18.00 /sf/yr	Office/Medical	Vacant
3895 - 200	7,233	\$18.00 /sf/yr	Office/Medical	Oct 2025
3895 - 200/201	10,763	\$18.00 /sf/yr	Office/Medical	Oct 2025
3895 - 100	2,487	\$18.00 /sf/yr	Office/Medical	Vacant
3885 - 065 & 075	4,936	\$17.00 /sf/yr	Office/Medical	Vacant



PROPERTY PHOTOS

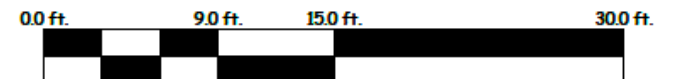
Wheat Ridge Medical Complex

3885-3895 Upham Street | Wheat Ridge, CO 80033



3895 Upham Street, Suite 201

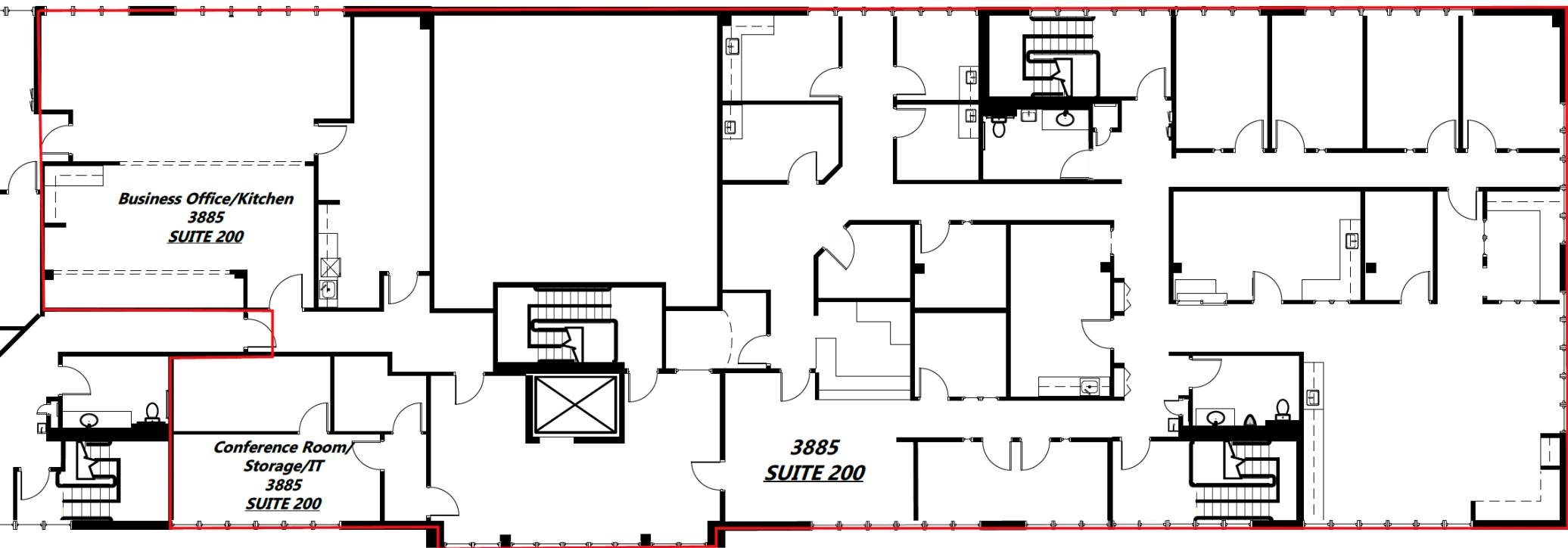
SECOND LEVEL



PROPERTY PHOTOS

Wheat Ridge Medical Complex

3885-3895 Upham Street | Wheat Ridge, CO 80033

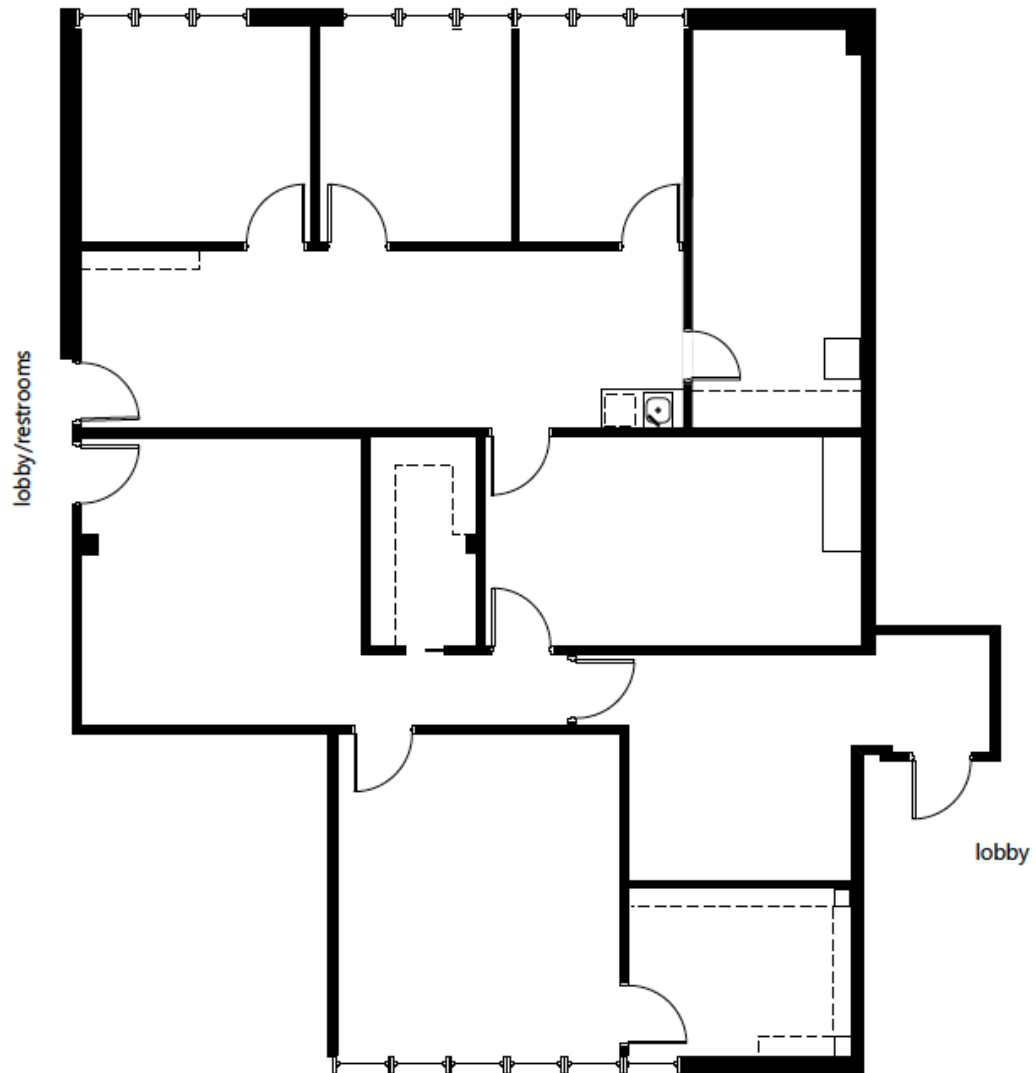


SECOND LEVEL

PROPERTY PHOTOS

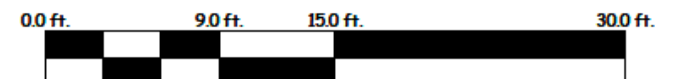
Wheat Ridge Medical Complex

3885-3895 Upham Street | Wheat Ridge, CO 80033



3895 Upham Street, Suite 100

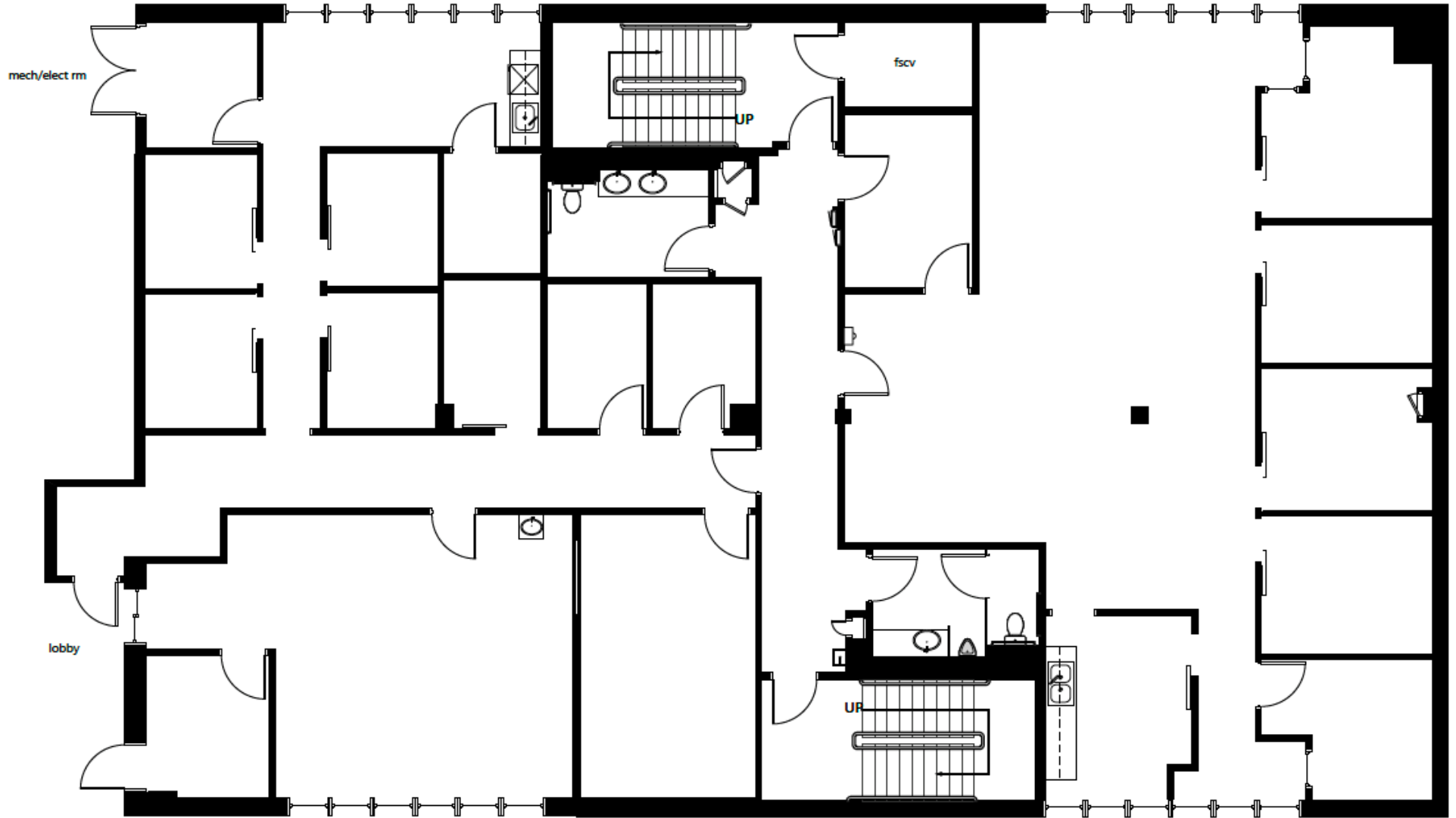
MAIN LEVEL



PROPERTY PHOTOS

Wheat Ridge Medical Complex

3885-3895 Upham Street | Wheat Ridge, CO 80033



GARDEN LEVEL



3885 Upham Street, Suite 65 & 75

0.0 ft. 9.0 ft. 15.0 ft. 30.0 ft.



LOCATION MAPS

Wheat Ridge Medical Complex

3885-3895 Upham Street | Wheat Ridge, CO 80033



TENANT/BUYER DISCLOSURE

Wheat Ridge Medical Complex
3885-3895 Upham Street | Wheat Ridge, CO 80033

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

TENANT/BUYER DISCLOSURE

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CHECK ONE BOX ONLY:

☒ Customer. Broker is the ☒ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☒ Show a property ☒ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



Broker