

COWLES COMMERCIAL

**FOR
LEASE**

1990 Wadsworth

LEASE RATE: \$12 PSF TRIPLE NET
AVAILABLE UPON BUILD OUT



BUILDING TOTAL: 14,200 SQ. FT. M/L

Available: 500 SQ FT

Tenants – Deli Italia, Chiropractic Clinic, European Market
YOC – 1980, Masonry Construction

Good demographics in the surrounding area with a high volume of residential rooftops. Good traffic counts on Wadsworth and 20th Ave. Signage available. The space is most suitable for office or small retail.

FOR MORE INFORMATION CONTACT

Geoff Cowles | 970-581-1820 | alt. 303-489-3096

www.CowlesCommercial.com