



4891 INDEPENDENCE STREET Wheat Ridge, Colorado 80033



PROPERTY FEATURES

- Ready to Rent Condition
- Close Proximity to Retail Amenities
- Excellent Access and Visibility to I-70
- Proximity to Downtown & Mountain Communities
- Abundant Parking Available
- On Site Management

BUILDING SPECIFICATIONS

Building Area:	44,796 SF
Number of Stories:	Two
Year Built:	1984
Typical Floorplate:	22,398 SF
Parking:	4/1,000 SF
Available Suites:	2,114 - 2,265 SF
Access:	I-70 West / Kipling St.
Lease Rates:	\$18.00 - \$18.50 FSG

FOR MORE INFORMATION CONTACT:

TIM P. ROGERS

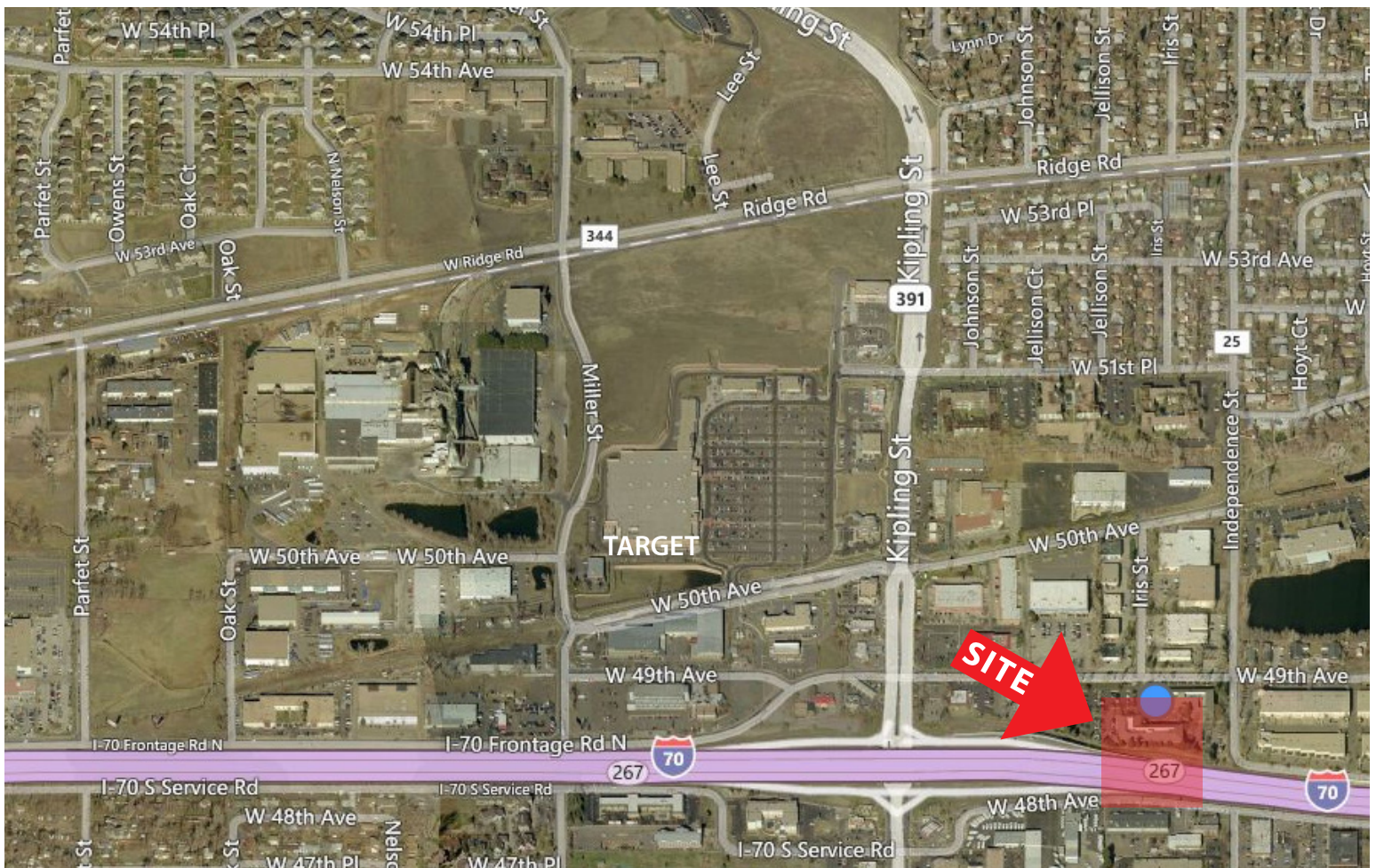
tprogers@gcgcre.com | 720.476.5225

C. JAMIE MACBETH

jmacbeth@gcgcre.com | 720.476.5229

AVAILABILITY

SUITE #	SIZE	DESCRIPTION
270	2,620 RSF	8 Private (4 on Glass), 2 Conference Rooms, Kitchen, Open Area (Available 30 days notice)



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

FOR MORE INFORMATION CONTACT:

TIM P. ROGERS

tprogers@gcgcre.com | 720.476.5225

C. JAMIE MACBETH

jmacbeth@gcgcre.com | 720.476.5229