



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:	\$17.50 FSG

FOR MORE INFORMATION CONTACT:

TIM P. ROGERS

tprogers@gcgcre.com | 720.476.5225

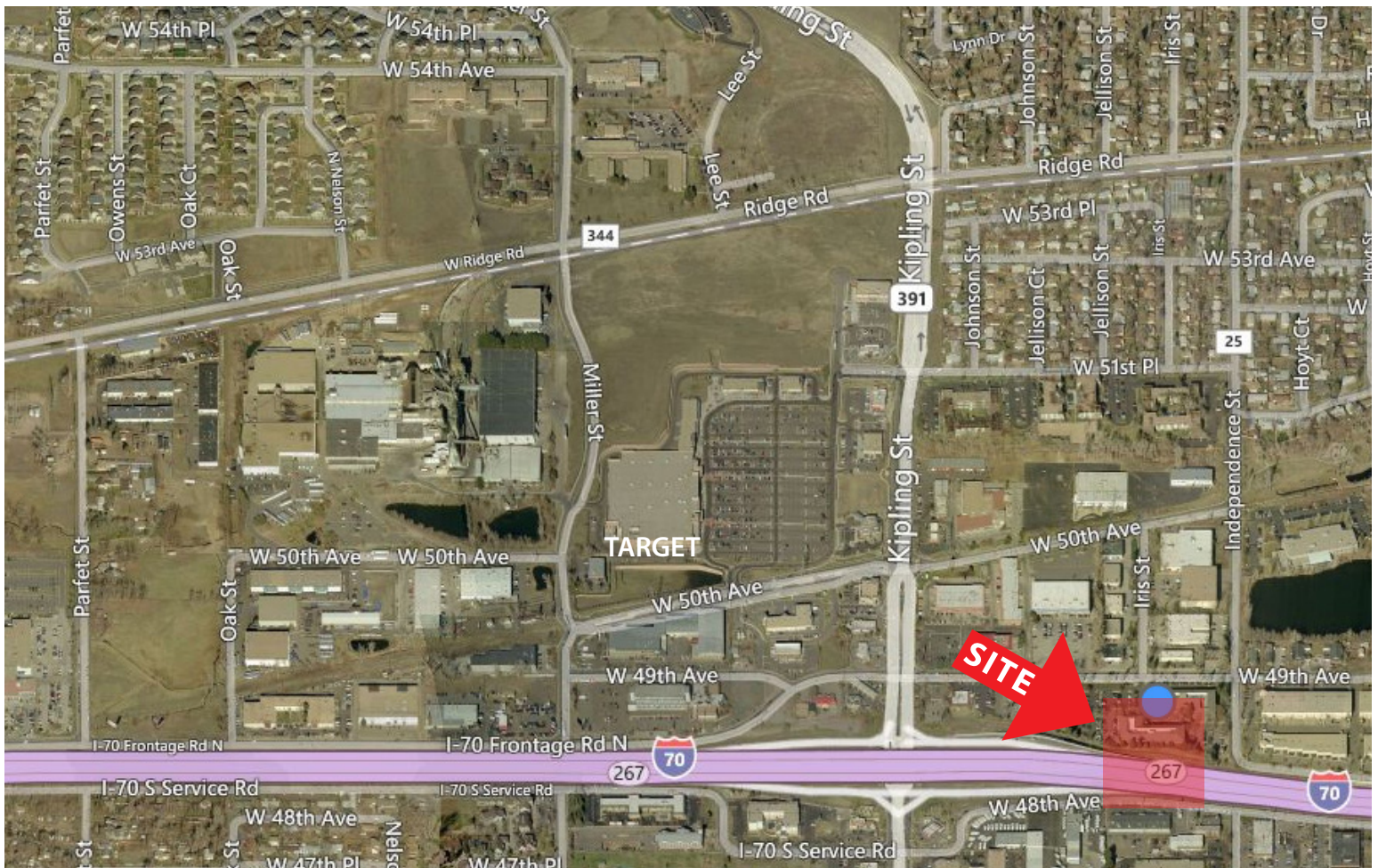
C. JAMIE MACBETH

jmacbeth@gcgcre.com | 720.476.5229



AVAILABILITY

SUITE #	SIZE	DESCRIPTION
125	2,114 RSF	4 Privates (on Glass), Conference Room, Kitchen, Open Area (Available August 2018)
250	2,265 RSF	4 Offices with Windows, Conference Room, Break Room



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