



**4891 INDEPENDENCE STREET**  
Wheat Ridge, Colorado 80033

**CALL TO SCHEDULE A VIRTUAL TOUR**



### 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

<b>Building Area:</b>	44,796 SF
<b>Number of Stories:</b>	Two
<b>Year Built:</b>	1984
<b>Typical Floorplate:</b>	22,398 SF
<b>Parking:</b>	4/1,000 SF
<b>Available Suites:</b>	423 - 3,019 RSF
<b>Access:</b>	I-70 West / Kipling St.
<b>Lease Rates:</b>	\$18.00 - \$18.50 FSG

**FOR MORE INFORMATION CONTACT:**

**TIM P. ROGERS**

[tprogers@gcgcre.com](mailto:tprogers@gcgcre.com) | 720.476.5225

**C. JAMIE MACBETH**

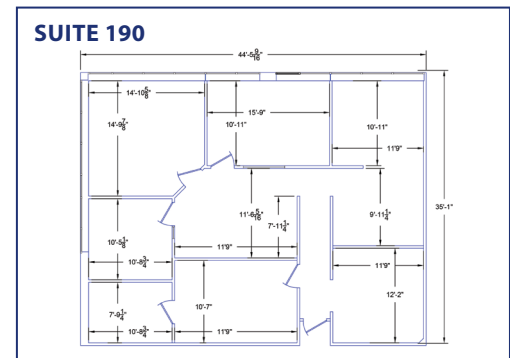
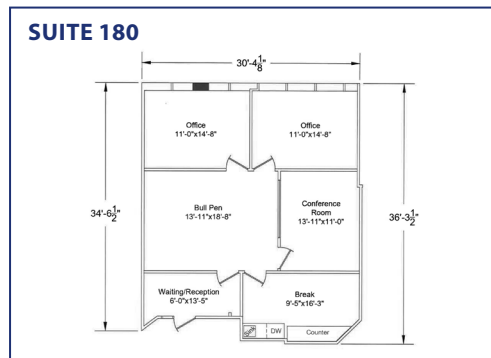
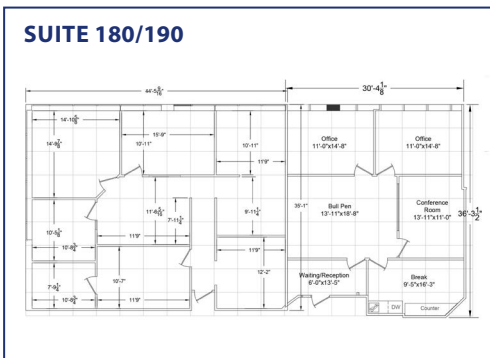
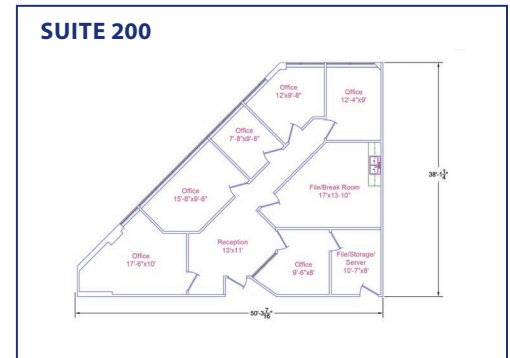
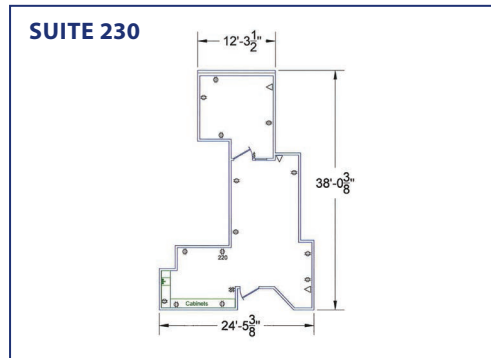
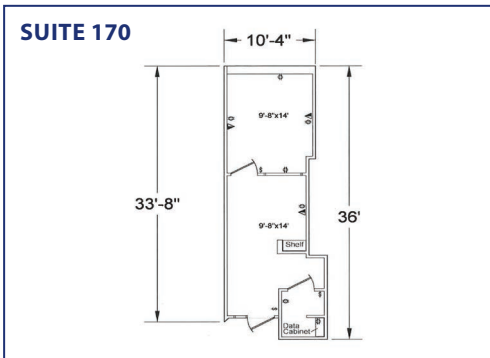
[jmacbeth@gcgcre.com](mailto:jmacbeth@gcgcre.com) | 720.476.5229

**T. BLAKE ROGERS**

[tblakerogers@gcgcre.com](mailto:tblakerogers@gcgcre.com) | 720.530.5788

### AVAILABILITY

SUITE #	SIZE	DESCRIPTION
170	423 RSF	One Private Office, Reception and Storage
230	685 RSF	One Private, Reception, Open Area
180	1,231 RSF	5 Privates (3 on Glass), Entry Area, Open Area
200	1,538 RSF	Reception, 6 Privates (5 on Glass), Conference Room, Storage Room
190	1,788 RSF	5 Privates (3 on Glass), 2 Open Work Stations, Storage Room
180/190	3,019 RSF	10 Privates (6 on Glass), 2 Open Work Stations, Entry, Storage 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

**T. BLAKE ROGERS**

tblakerogers@gcgcre.com | 720.530.5788