



**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
- Elevator Served

**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>	750 - 3,543 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 | 720.476.5225

**C. JAMIE MACBETH**

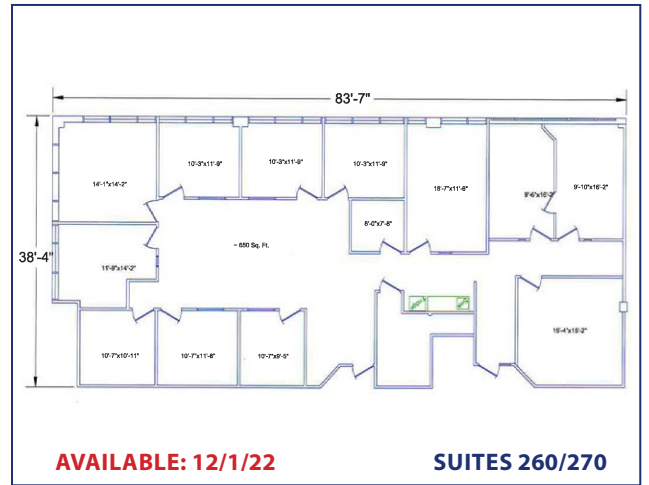
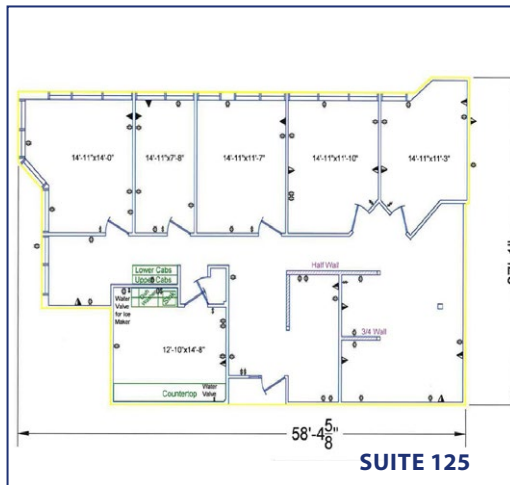
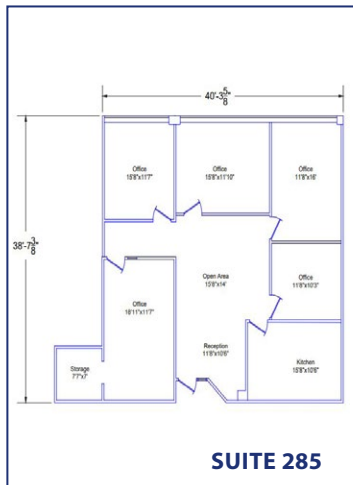
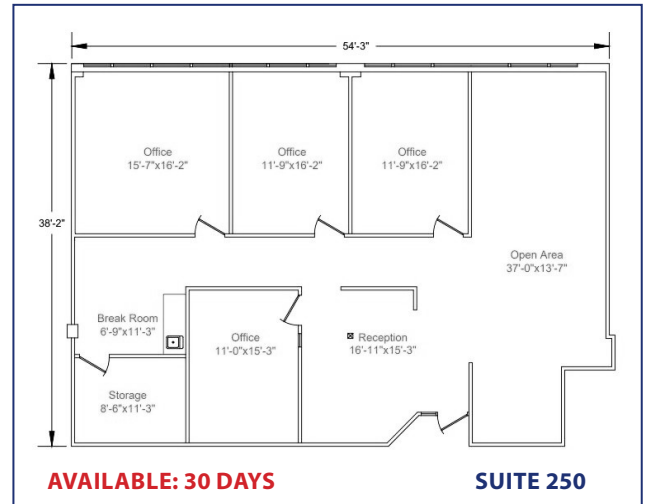
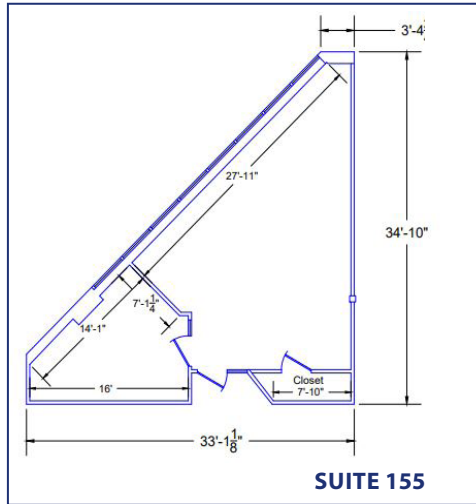
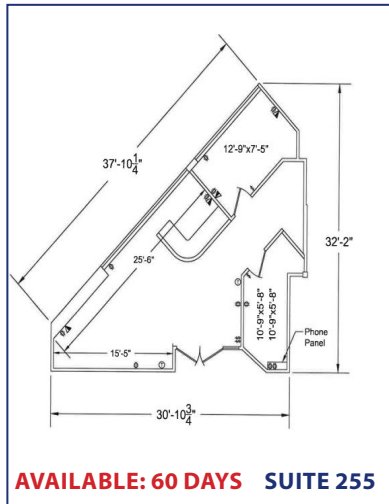
jmacbeth@gcgcre.com | 720.476.5229

**T. BLAKE ROGERS**

tblakerogers@gcgcre.com | 720.530.5788

### AVAILABILITY

SUITE #	SIZE	DESCRIPTION
255	750 RSF	Two Privates (1 on Glass), Open Area
155	823 RSF	One Private on Glass, Large Open Area
285	1,840 RSF	Four Privates (3 on Glass), Conference Room, Break Room, Open Area, Storage
125	2,114 RSF	Five Privates on Glass, Break Room, Open Area, Reception
250	2,318 RSF	Four Privates (3 on Glass), Reception, Open Area, Break Room, Storage
260/270	3,543 RSF	Eleven Privates (8 on Glass), Open Area, Storage, Galley Kitchen, Conference 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.

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