



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
- Elevator Served

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:	689 - 3,543 RSF
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

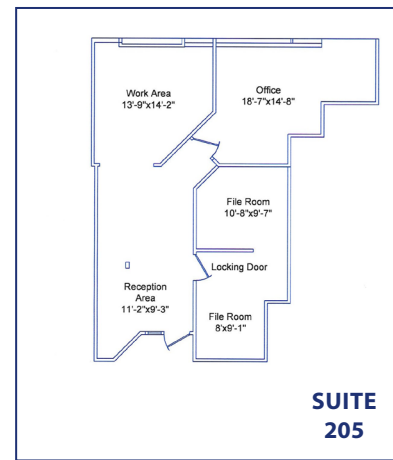
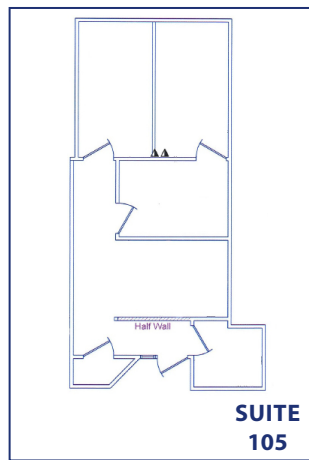
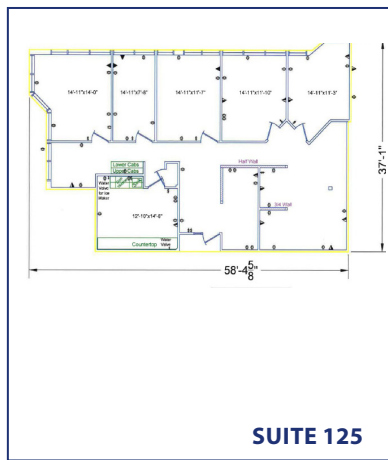
jmacbeth@gcgcre.com | 720.476.5229

T. BLAKE ROGERS

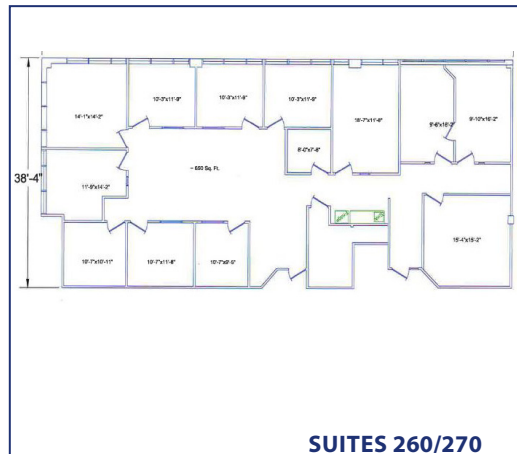
tblakerogers@gcgcre.com | 720.530.5788

AVAILABILITY

SUITE #	SIZE	DESCRIPTION
105	689 RSF	One Private, One Executive Office/Conference Room, Storage Closet
205	1,070 RSF	1 Private on Glass, Large Open Area, 2 File Rooms
125	2,114 RSF	Four Privates on Glass, Break Room, Open Area Reception
260/270	3,543 RSF	Eleven Privates (8 on Glass), Open Area, Storage, Galley Kitchen, Conference Room



SUITES 105 AND 125 CAN BE COMBINED



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