



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

Building Area:	44,796 SF
Number of Stories:	Two
Year Built:	1984
Typical Floorplate:	22,398 SF
Parking:	4/1,000 SF
Available Suites:	423 - 1,788 RSF
Access:	I-70 West / Kipling St.
Lease Rates:	\$18.00 - \$18.50 FSG

FOR MORE INFORMATION CONTACT:

TIM P. ROGERS

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C. JAMIE MACBETH

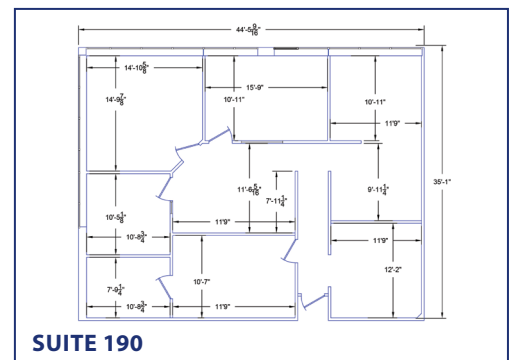
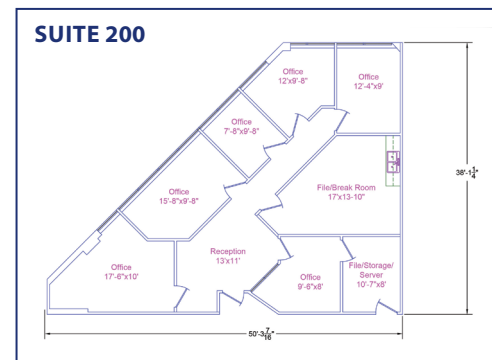
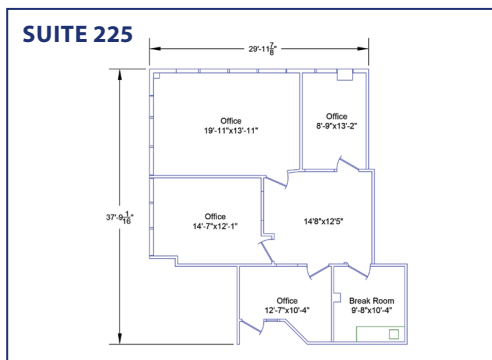
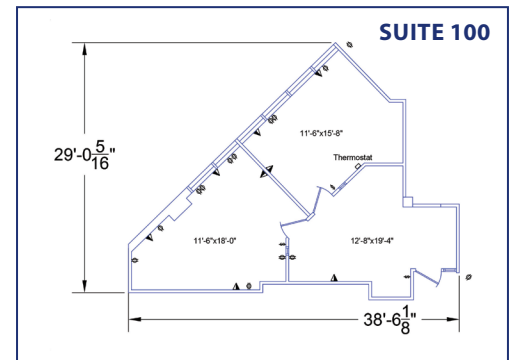
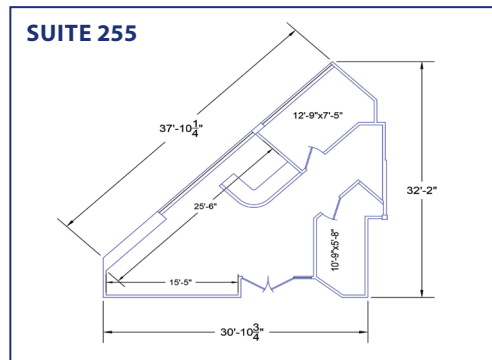
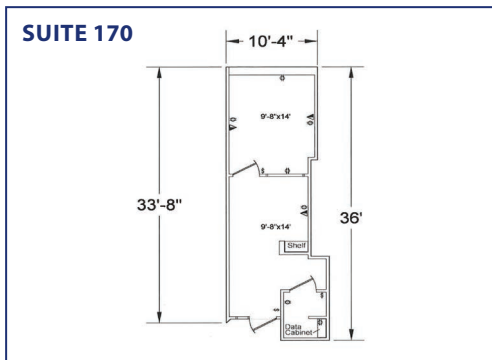
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AVAILABILITY

SUITE #	SIZE	DESCRIPTION
170	423 RSF	One Private Office, Reception and Storage
230	685 RSF	One Private, Reception, Open Area
255	750 RSF	One Private on Glass, Reception, Open Area, Storage
100	784 RSF	2 Privates on Glass, Reception
225	1,185 RSF	3 Privates on Glass, Reception, Break Room, 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



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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