



4885 WARD ROAD, SUITE 300
Wheat Ridge, Colorado 80033



PROPERTY FEATURES

West Ridge Office Park is an excellent alternative to traditional office space. Enjoy the advantages of individual tenant signage, contemporary landscaping and direct client access to your front door. A professionally landscaped business park featuring contemporary architectural design components accommodating a wide range of professional uses.

- Contemporary design features
- Functional space layout
- Twelve minutes to CBD
- High speed connectivity
- Reception area
- Kitchen area
- Conference room
- Three blocks to Wheat Ridge Gold Line Light Rail Station

PROPERTY SPECIFICATIONS

Available for Lease:	4,532
Office Size:	4,532
Year Built:	2001
Ceiling Clearance:	10'0" / 18'0"
Loading:	Not available
Parking:	3/1,000 SF
Lease Rate:	\$12.00 MG
Owners Association:	\$7.58/SF
Utility Charge:	TBD

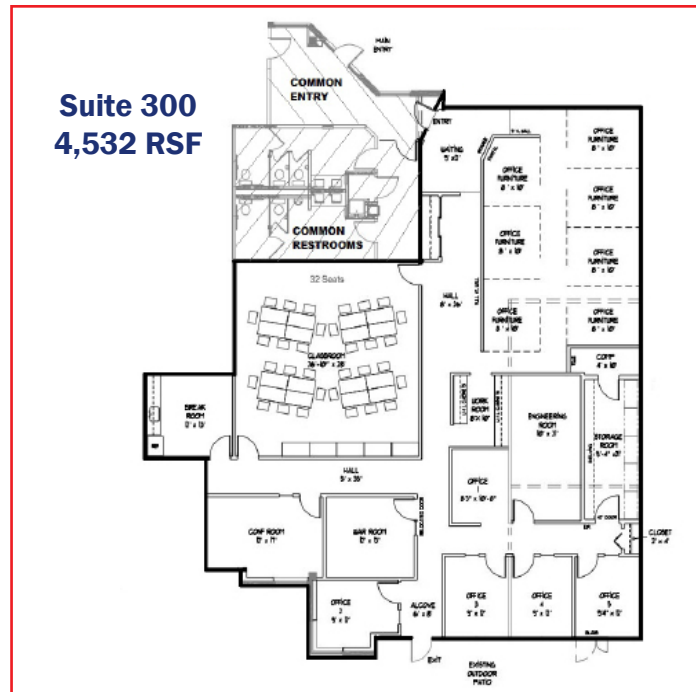
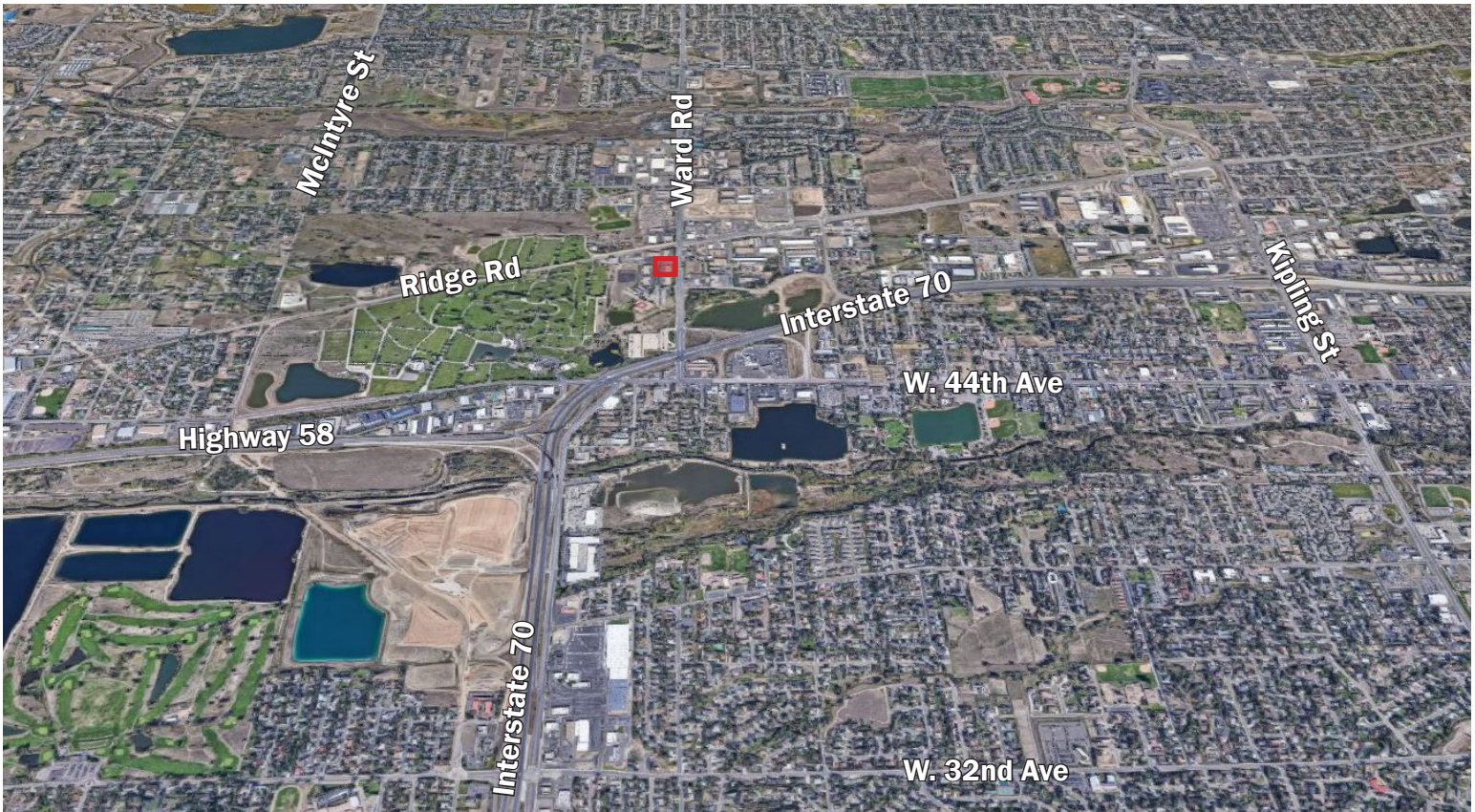
FOR MORE INFORMATION CONTACT:

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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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