

WEST RIDGE OFFICE PARK BUILDING ONE

NEW SALE PRICE



ADDRESS
4885 Ward Road
Wheat Ridge, CO 80033



SALE PRICE
\$3,800,000
Contact Brokers for OM



GLA
16,074



OFFERING MEMORANDUM
Available upon request

PROPERTY SPECIFICATIONS

Year Built:	2001	
Building Size:	16,074 SF	
Ceiling Clearance:	10'0" / 18'0"	
Loading:	Unit 500	2 Grade Level Doors
Parking:	3/1,000 SF	
Building Layout:	Suite 100	4,368 RSF
	Suite 300	4,532 RSF (Vacant)
	Suite 500	7,174 RSF
Owners Association:	\$7.25 SF	

FOR MORE INFORMATION CONTACT:

TIM ROGERS

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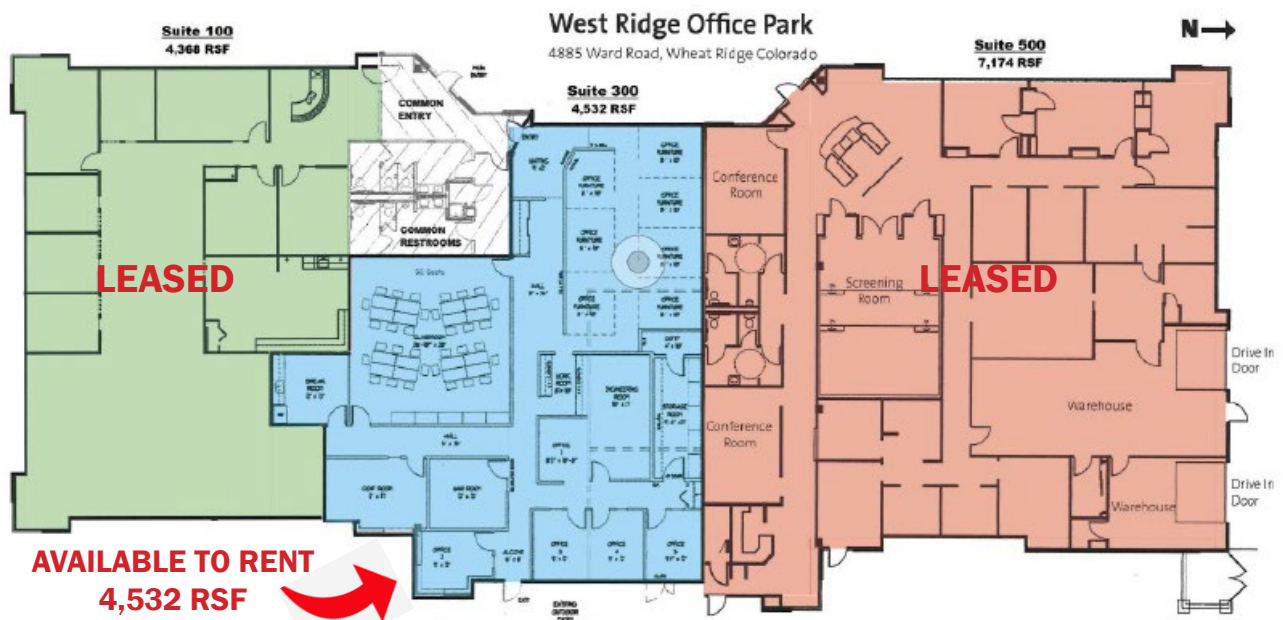
T. BLAKE ROGERS

tblakerogers@gcgcre.com | 720.476.5227

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
- Three blocks to Wheat Ridge Gold Line Light Rail Station



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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