



GENESEE
COMMERCIAL
GROUP, LLC

For Lease | Office

4891 INDEPENDENCE ST. WHEAT RIDGE 80033



T. Blake Rogers - 720.530.5788
tblakerogers@gcgcre.com

C. Jamie Macbeth - 720.476.5229
jmacbeth@gcgcre.com

Tim P. Rogers - 303.641.4080
tprogers@gcgcre.com

LEASING SPECIFICATIONS

Lease Rate: \$19.50/sf FSG

Available SF: 860 - 1,168 rsf

Parking: 4/1000

Year Built: 1984

Elevator: Yes - 2 Stories

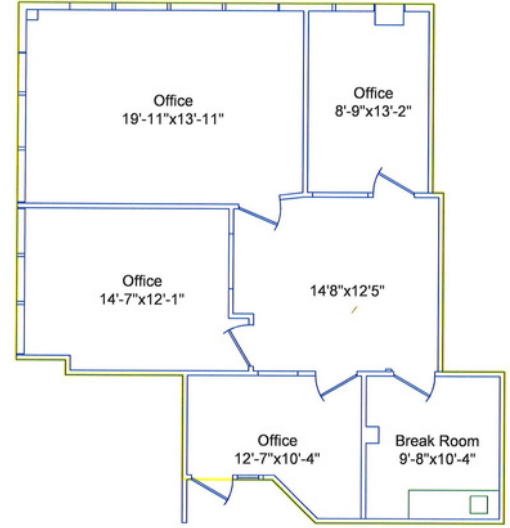
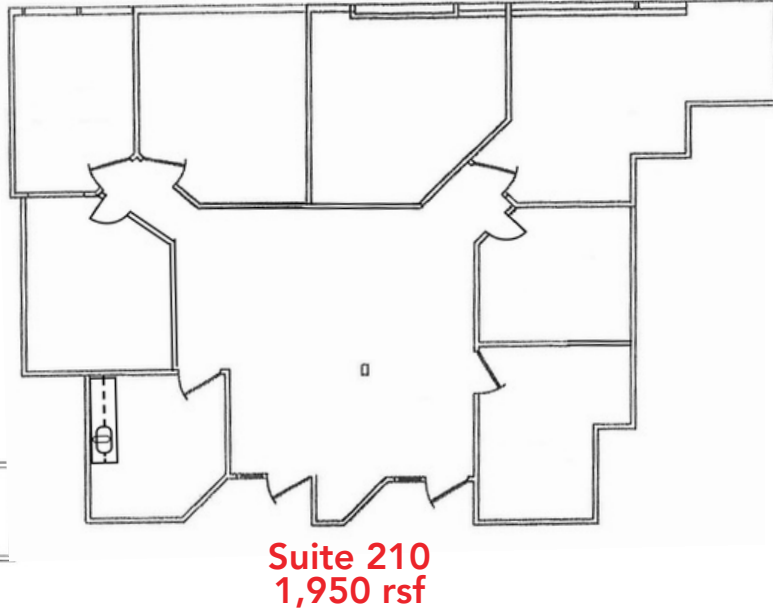
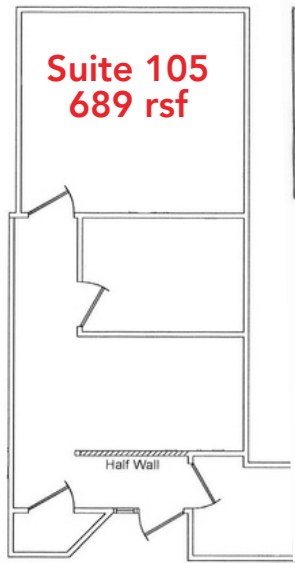
Building Area: 75,000 sf

Access: I-70 & Kipling



AVAILABILITY

SUITE #	SIZE	DESCRIPTION
105	689 RSF	2 PRIVATES; 2 STORAGE CLOSETS, OPEN AREA; NO WINDOWS; NO SINK
210	1,950 RSF	7 OFFICES (4 ON GLASS); OPEN AREA; BREAK ROOM
200	1,168 RSF	3 PRIVATES ON GLASS; OPEN AREA; BREAK ROOM; WAITING ROOM



PROPERTY SUMMATION



Abundant Food and Retail Options Nearby



Close Proximity to I-70



Less than 10 min commute to Foothills



Less than 15 min commute to CBD



Elevator Served



Abundant Parking



Ready to Rent Condition



T. Blake Rogers - 720.530.5788
tblakerogers@gcgcre.com

C. Jamie Macbeth - 720.476.5229
jmacbeth@gcgcre.com

Tim P. Rogers - 303.641.4080
tprogers@gcgcre.com

