

FOR LEASE

4300 HARLAN STREET, WHEAT RIDGE, CO 80033



4,906 SF OFFICE BUILDING \$16.00/SF + NNN

- Ample Parking
- Excellent Finishes Throughout
- Two Stories + Basement Storage (Basement Not Included in SF)
- Fully Air Conditioned & Heated
- Whole-Building Backup Generator
- FF&E Negotiable

Total Building Size:	4,906 SF
Year Built:	1972
Zoning:	R-C (Wheat Ridge)
Insurance & CAM:	\$0.65/SF
Property Taxes (2024):	\$20,596.14 (\$3.67/SF)
Total Site Size:	18,774 SF



Single-Family Home Not Available or Included



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