

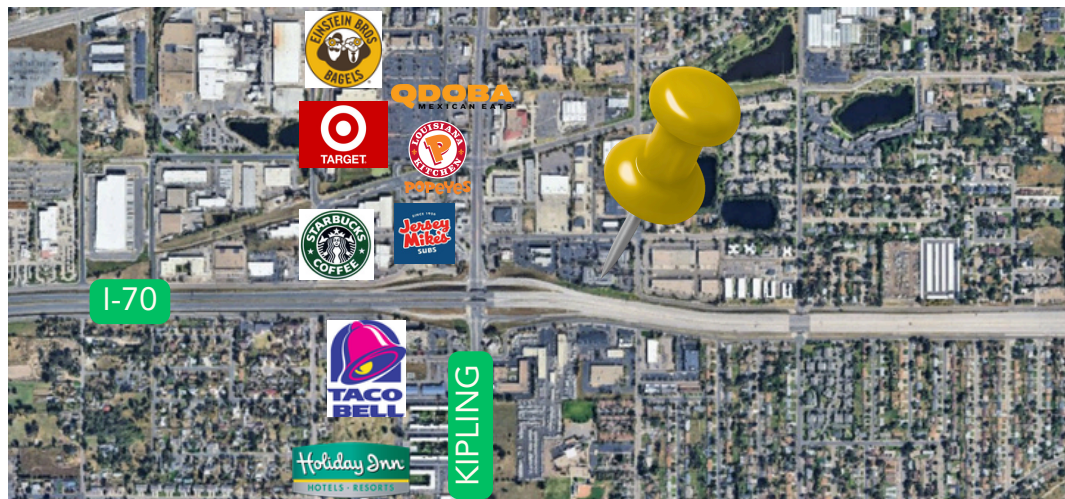
**4891 INDEPENDENCE ST.
WHEAT RIDGE 80033**



LEASING SPECIFICATIONS

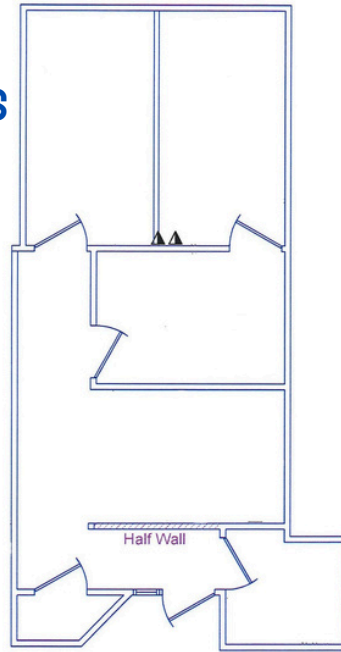
MAP

LEASE RATE: \$19.50/SF FSG (AS-IS)
LEASE TERM: 3YR MINIMUM
STORIES: 2
PARKING: 4.0 / 1000
YEAR BUILT: 1984
ELEVATOR: YES
BUILDING AREA: 75,000 SF
ACCESS: KIPLING & I-70



SUITE 105 = 689 RSF

- 2 PRIVATES
- 2 STORAGE CLOSETS
- OPEN AREA
- NO WINDOWS
- NO KITCHENETTE



PROPERTY HIGHLIGHTS

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



- SUITE 205 = 2,318 RSF**
- 4 PRIVATES (3 ON GLASS)
 - RECEPTION AREA
 - OPEN AREA
 - KITCHENETTE
 - STORAGE CLOSET

