

# For Lease

**Wheat Ridge Business Center**  
11459 W. I-70  
Frontage Rd N.  
Wheat Ridge, CO 80002

SUITES AVAILABLE: 11459 A — **4,926 SF**



Unmatched I-70 frontage



Numerous surrounding neighborhood amenities



Established business park with varying unit sizes



# FLEXSPOT

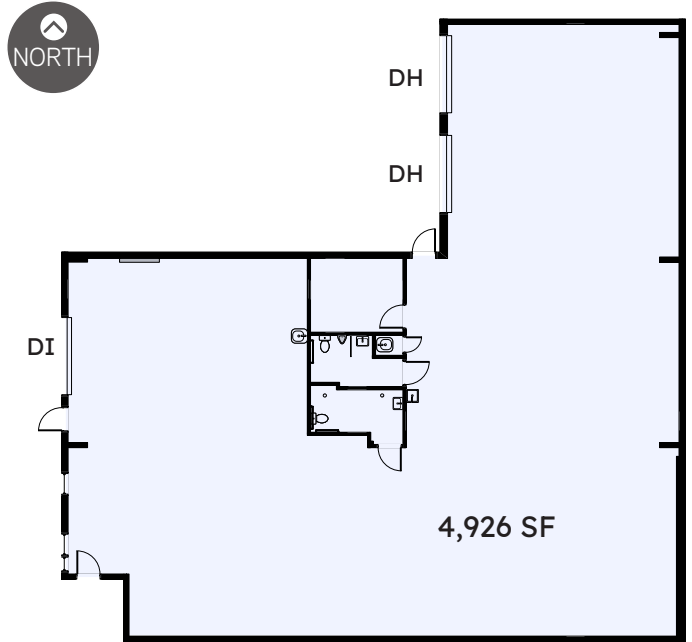


Accelerating success.

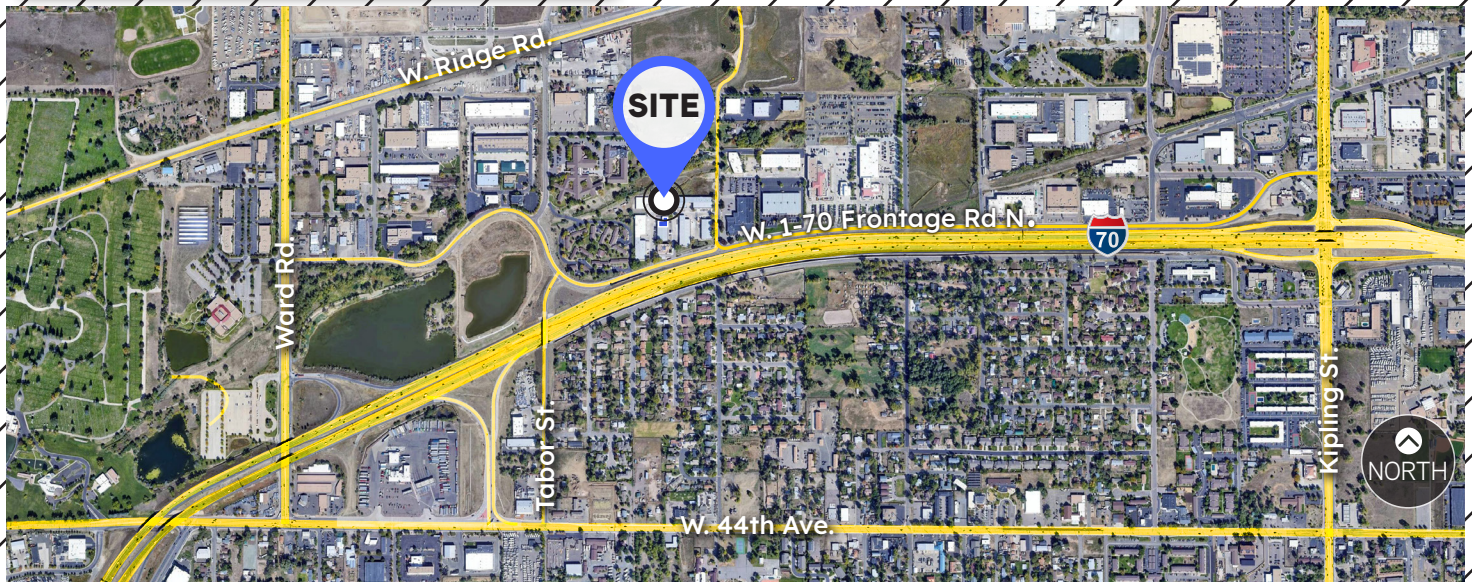
# Highlights

- Available Space: 4,926 SF
- Office: 5%
- Lease Rate: \$12.50/SF NNN
- OpEx: \$5.35/SF
- Loading: One (1) 10' x 12' Drive-in  
Two (2) 10' x 12' Dock High
- Clear Height: 14'
- Available: Immediately

# Floorplan



**BROKER  
DISCLOSURE**



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