

FOR LEASE

Available: 3,000 – 9,000 SF | Building: 13,000 SF
Retail/Showroom/Flex



4300 KIPLING STREET WHEAT RIDGE, CO 80033

Location:	4300 Kipling Street, Wheat Ridge, CO 80033	Available Suite SF:	3,000 SF – 9,000 SF
Building Size:	13,000 SF	Lease Rate:	Market
Land Size:	41,652 SF	NNN Expenses:	\$5.60/SF (Estimated)

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Kipling St | 42,000 VPD

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- High traffic location with 42,000 VPD (CoStar.com)
- High visibility property with signage available on the building and pole sign
- 52 off-street parking spaces available
- Multiple 12' tall drive-in loading doors in back
- Combination of dropped ceiling and open ceiling with 16' clear
- Quick access to I-70

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