

FOR LEASE | CLEAR CREEK OFFICE PARK

4251 Kipling Street, Wheat Ridge, CO 80033



LEASE RATES | \$22.00/RSF - \$23.00/RSF

Property Summary

Building Size: 77,581 RSF
Parking: 3:1,000
Space Available: Suite 170 - 717/RSF
Suite 200 - 2,157/RSF
Suite 260 - 7,854/RSF
Suite 300 - 1,597/RSF
Suite 390 - 2,412/RSF
Lease Rate: \$22.00/RSF - 23.00/RSF
Year Built: 1982

Features

- Common Area Conference Room & Common Area Breakroom
- Lockers and Showers
- Meticulously Maintained Building
- Beautiful Outside Area on Clear Creek
- Ample Parking
- **Common Area Upgrades are Complete!**

For more information, please contact:

Rick Giarratano

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Mike Lindquist

303.579.0057

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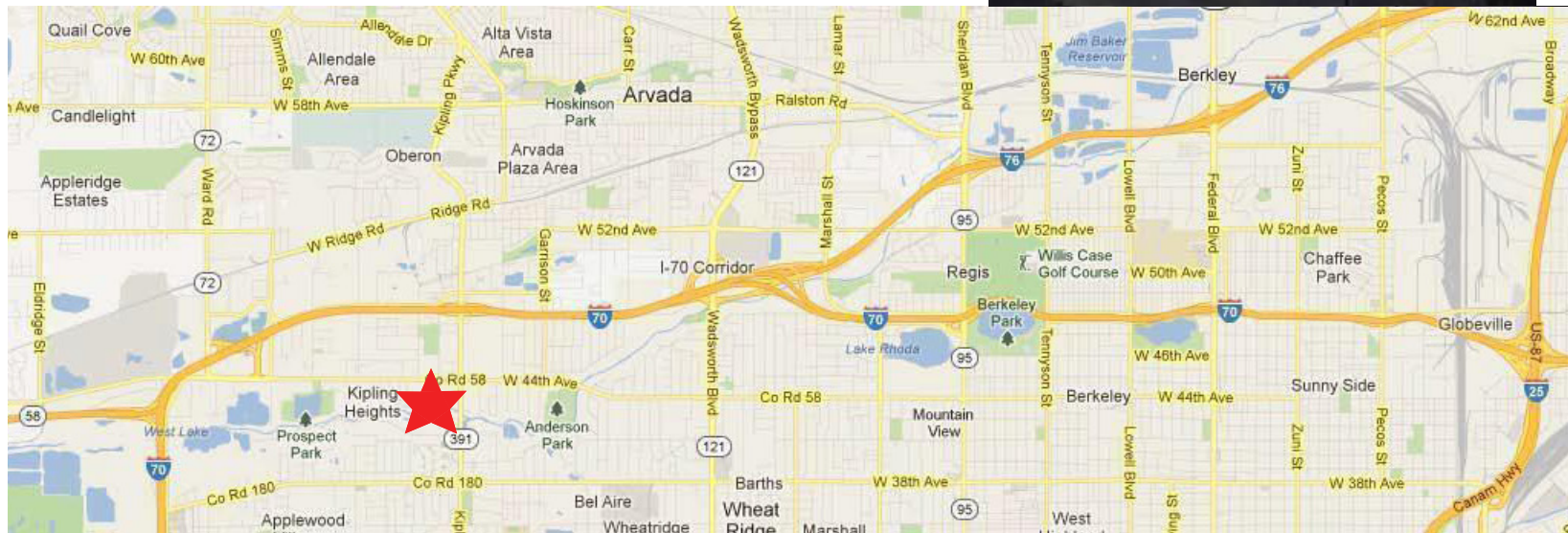
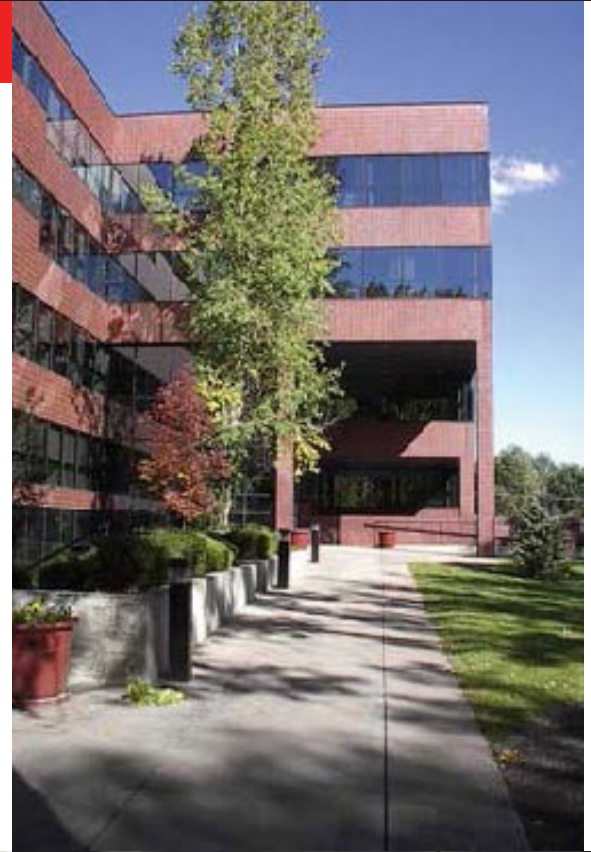


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Suite	RSF	Availability	Layout
170	717	30 Days	Reception, 2 Offices, Storage
200	2,157	Immediate	Reception, 6 Offices, Storage and Kitchen
260	7,854	60 Days	Large Reception, Office Intensive (31 Offices), Large Kitchen, Fully Furnished, True Plug and Play
300	1,597	Immediate	Reception, 6 Offices, Kitchen with sink and Storage Area
390	2,412	60 Days	Reception, Workroom, 5 Offices on Glass



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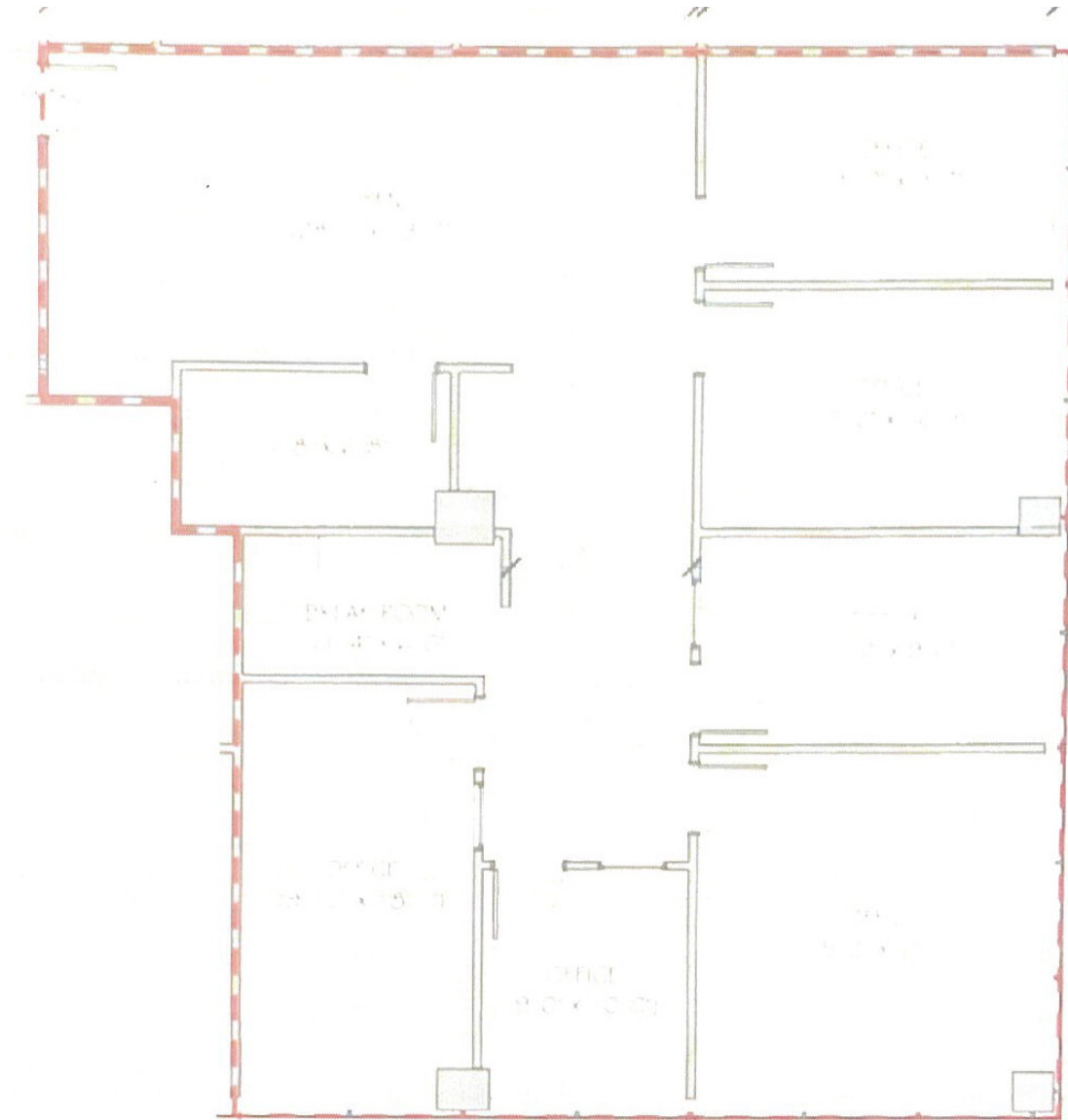
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4251 Kipling Street, Wheat Ridge, CO 80033

Available suites and floor plans

Suite 200 - 2,157 RSF



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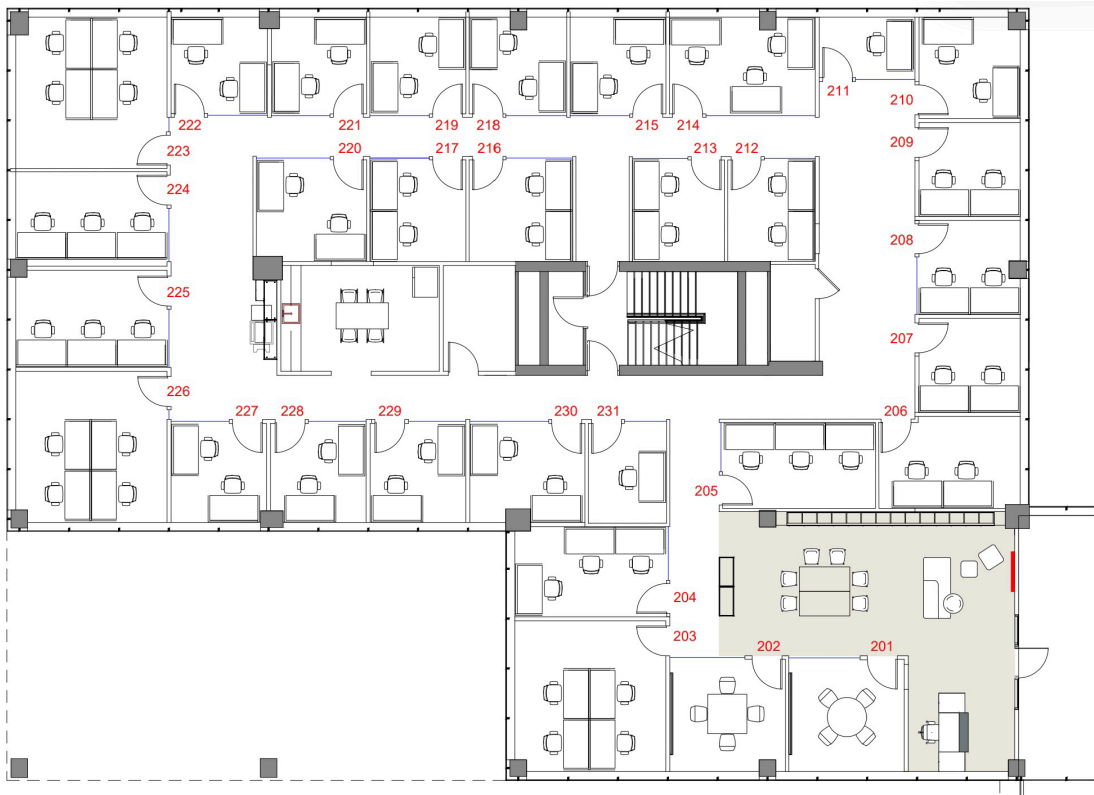
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4251 Kipling Street, Wheat Ridge, CO 80033

Available suites and floor plans

Suite 260 - 7,854 RSF



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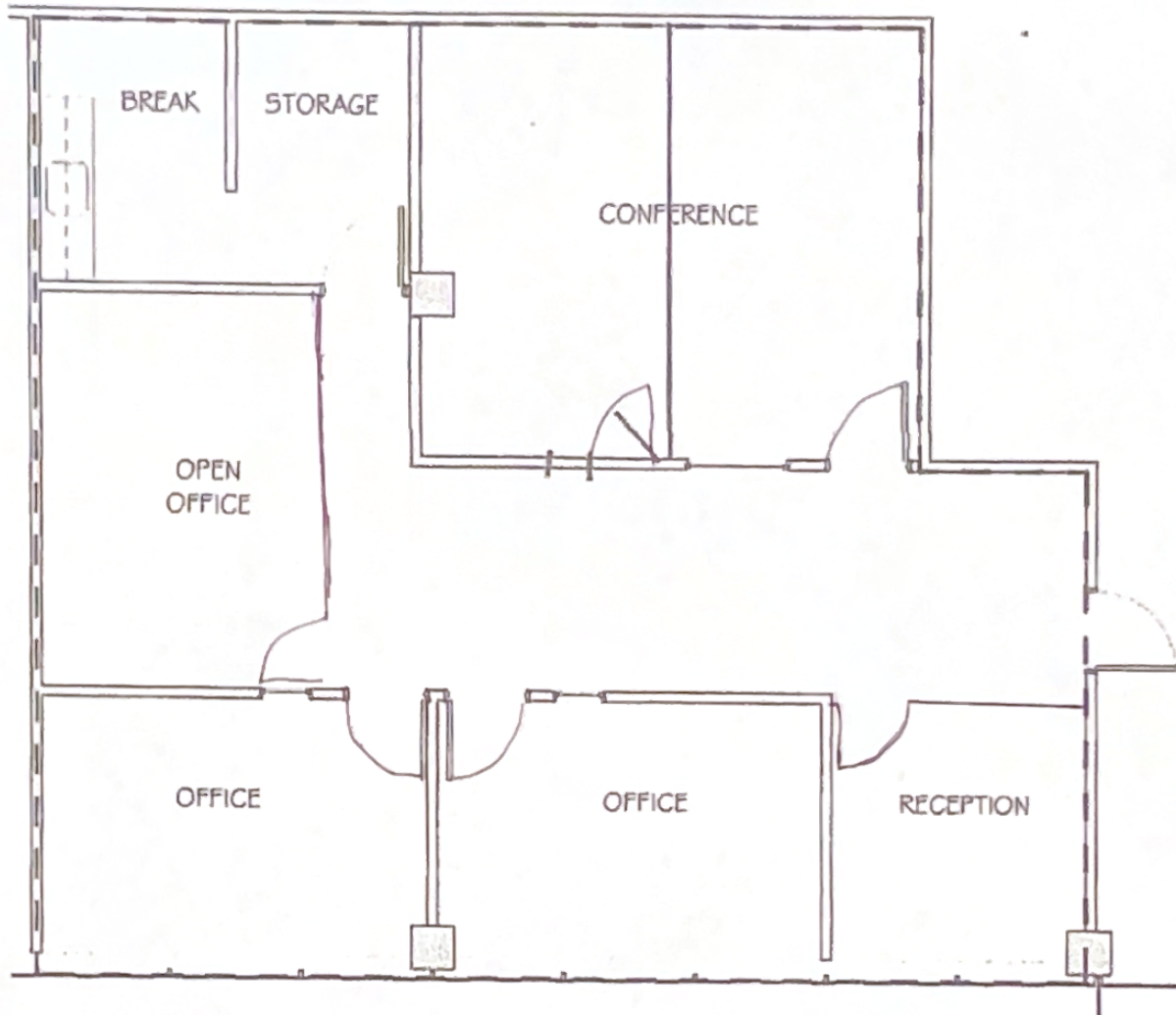
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4251 Kipling Street, Wheat Ridge, CO 80033

Available suites and floor plans

Suite 300 - 1,597 RSF



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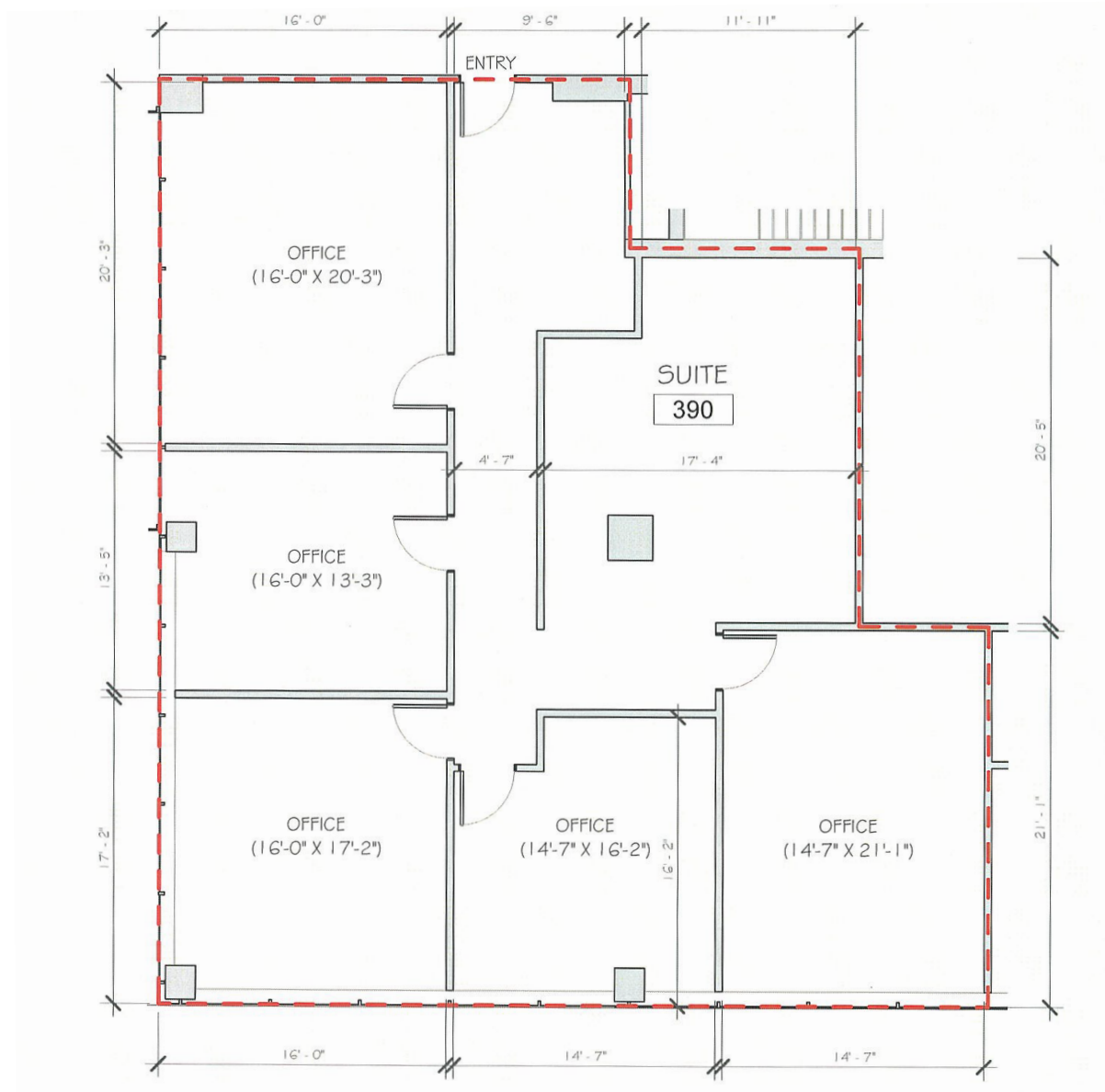
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FOR LEASE | CLEAR CREEK OFFICE PARK

4251 Kipling Street, Wheat Ridge, CO 80033

Available suites and floor plans

Suite 390 - 2412 RSF



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