

LEE KUNZ DEVELOPMENT, LLC.



Youngfield Plaza

3900 - 4096 Youngfield st.
Wheat Ridge CO 80033

Welcome to the premier Flex Space property in Wheat Ridge! This exceptional property, built in two phases and completed in 1981 and 1982, offers a unique combination of professional offices, labs, HVAC companies, a swimming school, and a martial arts facility.

Drive Ins | Dock High
Office, Labs, and Warehouse
Sprinkled

Management on Site
Adequate Parking
Clear Creek Trail access

Building Size

131,456 Sq. Ft.

Space Available

1

Building Type

Multi - Tenant Flex

Lot Size

9.67 Acres

Zoning

PCD

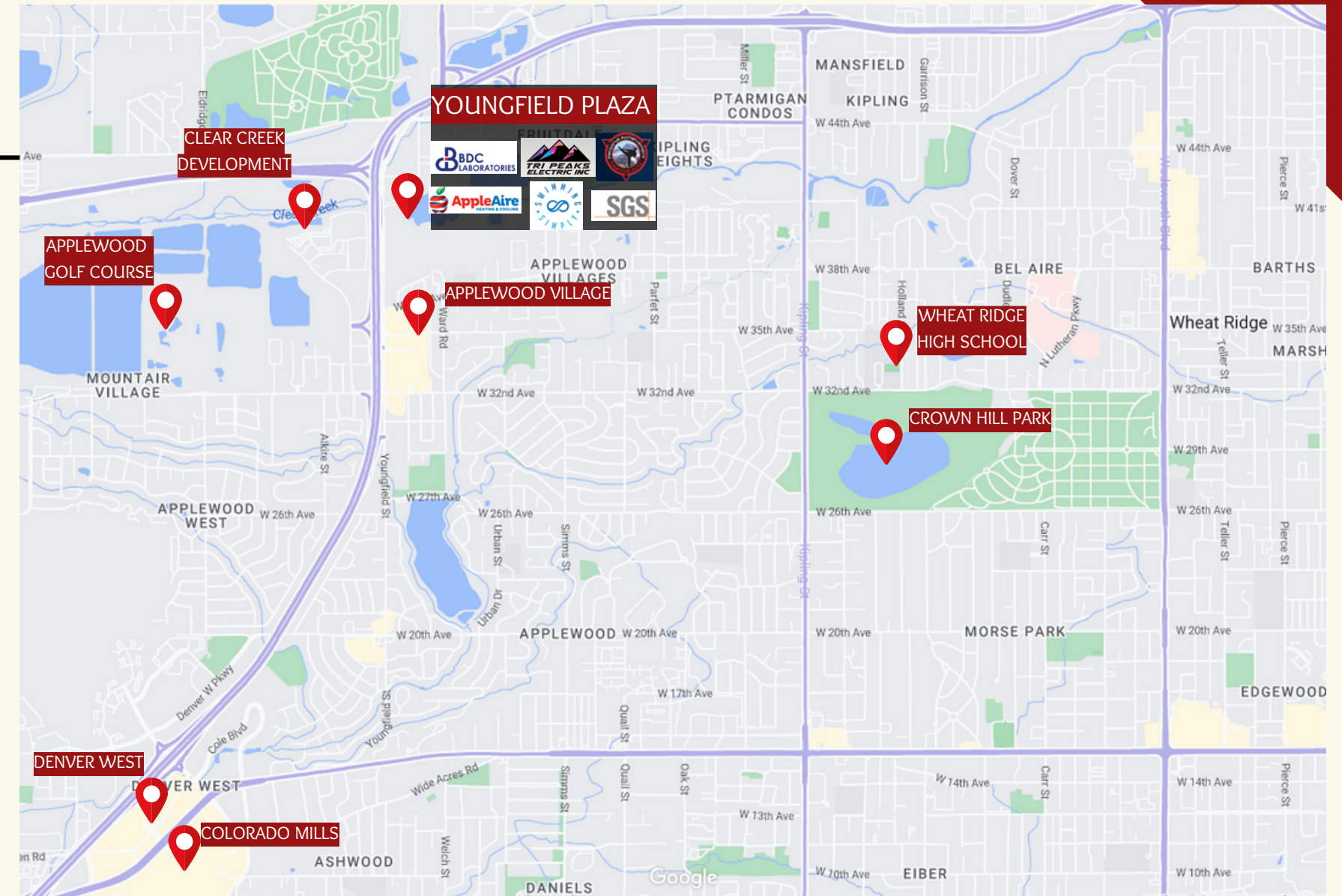


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WHEAT RIDGE DEMOGRAPHICS

Located in Wheat Ridge, Colorado, this Flex Space property is strategically positioned with easy access to I-70 entrances, making it a convenient gateway to the Rockies. Situated on a spacious lot that backs up to open space, the property boasts stunning views of the surrounding mountains, providing a serene and inspiring work environment



WITHIN 2 MILE RADIUS

| | |
|------------------|-----------|
| 2023 Population | 25,860 |
| AVG. HH Income | \$123,880 |
| AVG. Home Value | \$622,971 |
| Employees | 19,965 |
| Vehicles per day | 79,800 |

For More information, please contact:
JJ Cortez | VP & REALTOR
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4090 YOUNGFIELD

DRIVE IN | 3412 SQ. FT. | SIGNAGE | \$12 MG /MONTH

Drive In
3 Phase
200 Amp
Drop Ceiling
12' Ceiling Height

Signage Available
Warehouse Area
Distribution Area
Office Area
TI Allowance



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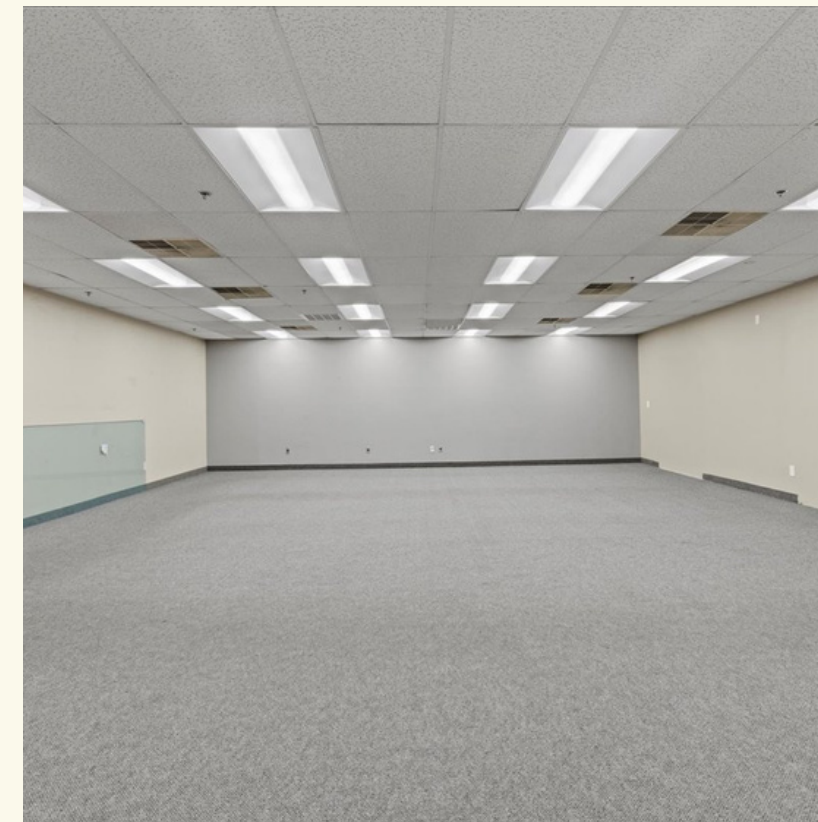
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4090 YOUNGFIELD

2 Offices | Conference room | 2 Restrooms | Distribution area | Warehouse

Welcome to 4090 Youngfield St., a versatile flex unit ideally situated in Wheat Ridge. This exceptional property boasts two well-appointed offices, a spacious conference room, two convenient bathrooms, and a versatile warehouse, complete with a convenient drive-in feature. With its strategic location just off I-70 and in close proximity to the exciting new Clear Creek development, this space offers the perfect blend of accessibility and opportunity for your business.



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