



9500 W. 49th Avenue Wheat Ridge, CO 80033

I-70 Business Park is a first-class business park located at I-70 and Independence offering excellent access, visibility and signage opportunities. This heavily landscaped business park offers office, showroom and flex spaces with flexible layout opportunities and a diverse tenant mix.

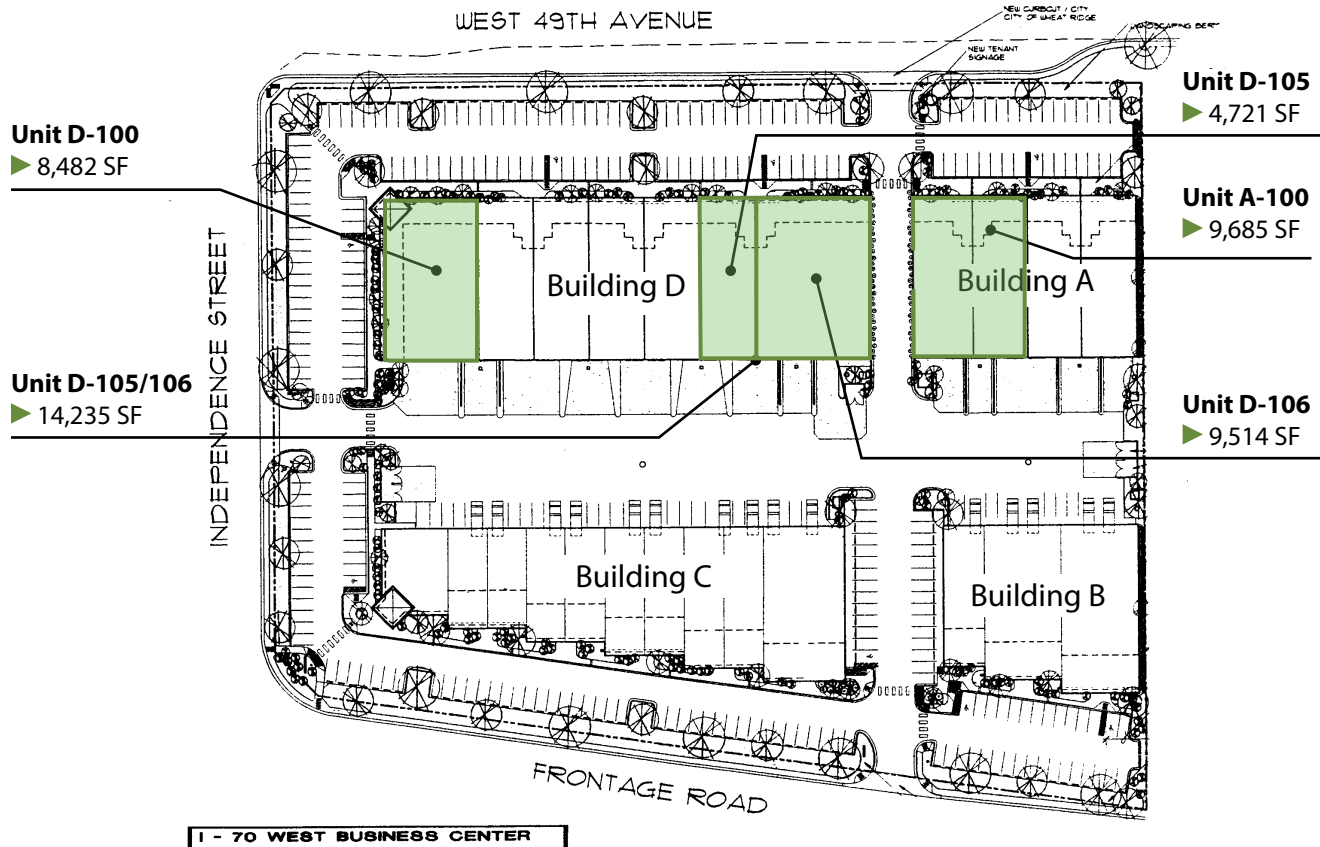
Highlights

Available SF:	4,721-14,235 SF
Office SF:	Varies per Unit
Base Rent:	\$11.50/SF NNN
2021 NNN:	Varies per Building
Loading:	Dock High & Drive-In
Clear Height:	18'-0"
Sprinkler:	Yes/Wet
Parking:	2.9:1,000
Power:	277/480V, 3-Phase
Zoning:	PID



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Space Plan



Broker Contact

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