

**Youngfield Plaza**  
**4016 Youngfield St. Wheat Ridge CO 80033**

**YOUNGFIELD PLAZA**

**4016 Youngfield St.  
 Wheat Ridge, Co 80033**

3277± Sq. Ft.  
 \$18.00 Sq. Ft.

Modified Gross Lease

1- Dock High  
 \$5054/ Month

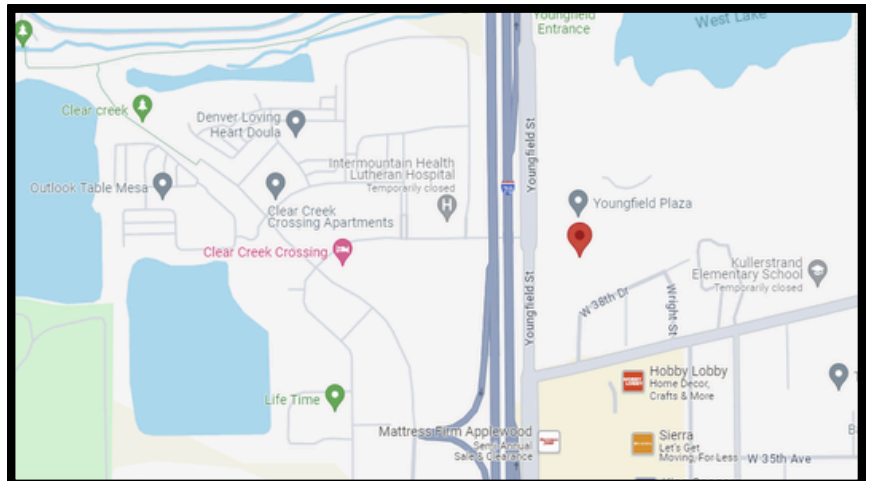
Tenant pays:  
 Xcel and trash

Zoned : PUD

Lease : 1-3 Years

County : Jefferson

Ceiling Height 12'-14'



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 JJ Cortez  
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 Property Manager

## YOUNGFIELD PLAZA

**4016 Youngfield St.  
Wheat Ridge, Co 80033**

Discover an exceptional commercial opportunity with this versatile 3,277 sq. ft. unit, perfect for a variety of business needs. Located in a highly visible area with frontage on Youngfield, this space offers high traffic exposure, ensuring maximum visibility for your business.



### ***KEY FEAUTRES***

- **Private Offices:** Ideal for individual workspaces or executive offices.
- **Open Space:** Flexible layout to accommodate collaborative workstations or a showroom.
- **Break Room:** Equipped with amenities for staff comfort and convenience.
- **Warehouse:** Ample storage space with direct access.
- **Dock High Loading Dock:** Efficient for shipping and receiving operations.

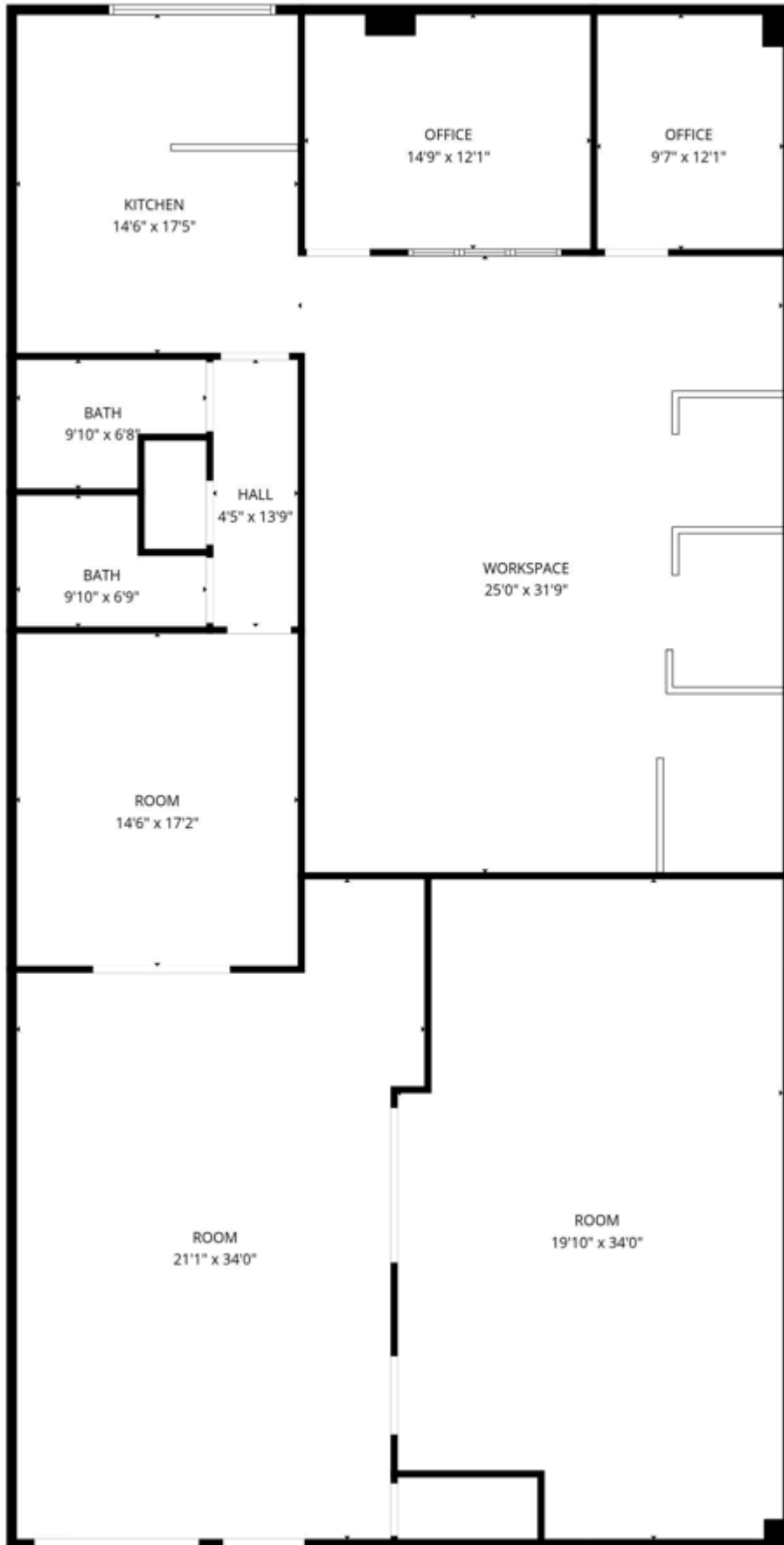


### ***LOCATION HIGHLIGHTS***

- **High Visibility:** Situated on Youngfield, providing excellent exposure to passing vehicles.
- **Emerging Neighborhood:** Across the street from a new hospital and a significant development, promising increased foot traffic and potential clientele.



**YOUNGFIELD ST.**



**FLOOR PLAN 4016 YOUNGFIELD ST.  
3277 SF**