

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 110 - 2,276/RSF
Suite 165 - 728/RSF
Suite 260 - 7,854/RSF
Suite 525 - 3,284/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

303.332.3952

rick.giarratano@gmail.com

Mike Lindquist

303.579.0057

mikelindquist2018@gmail.com



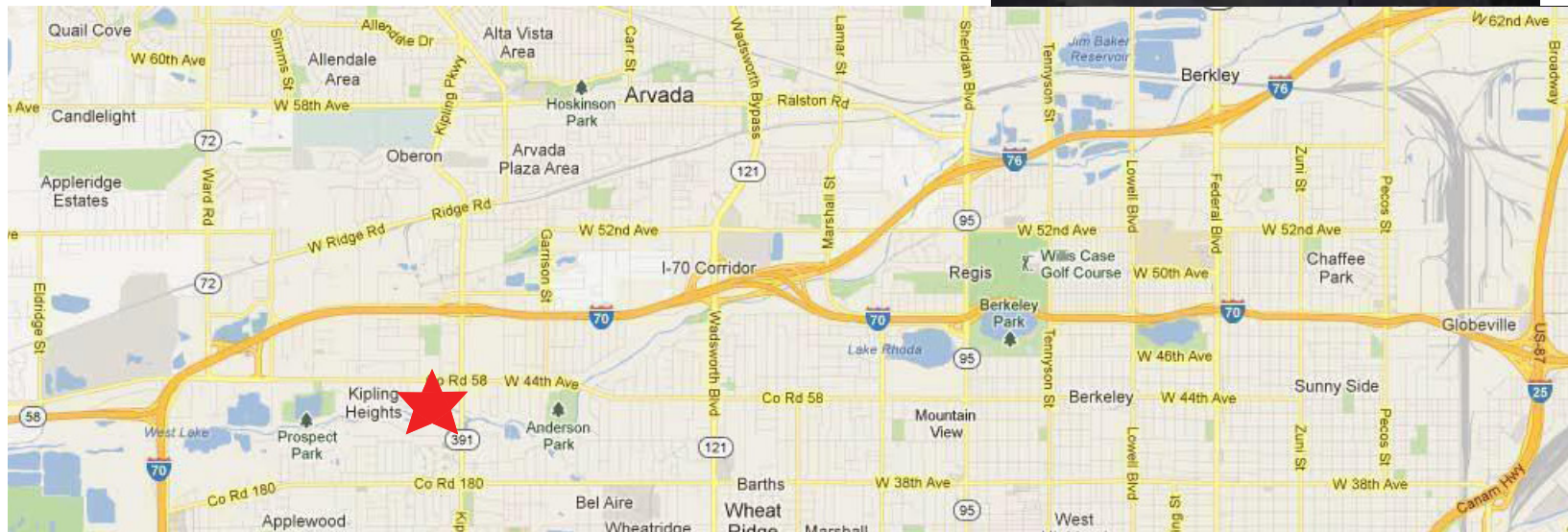
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Suite	RSF	Availability	Layout
110	2,276	Immediate	Reception, 2 large open areas, 4 offices, Kitchen w/sink, Easy Access into space from exterior
165	728	Immediately	Large Reception, 2 exterior offices
260	7,854	60 Days	Large Reception, Office Intensive (31 Offices), Large Kitchen, Fully Furnished, True Plug and Play
525	3,284	Immediate	Office intensive space with kitchen/breakroom - Overlooks Clear Creek



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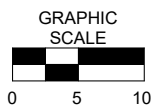
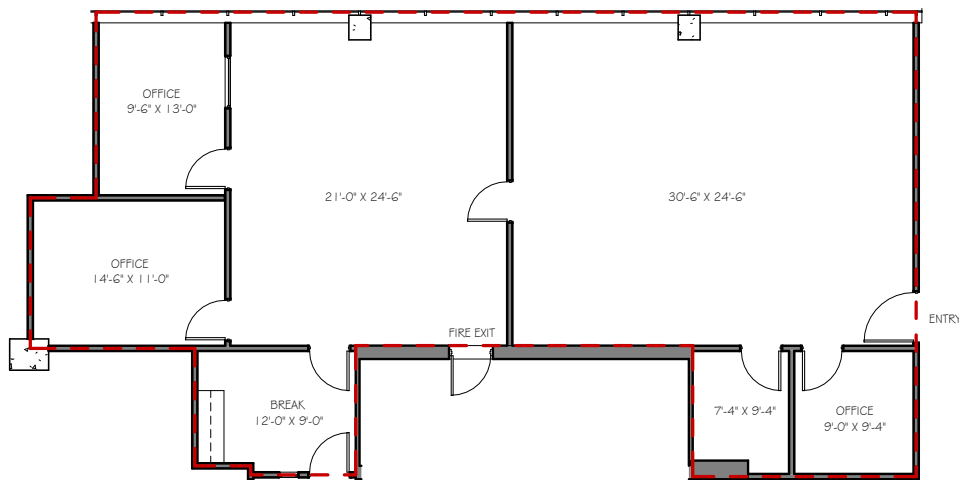
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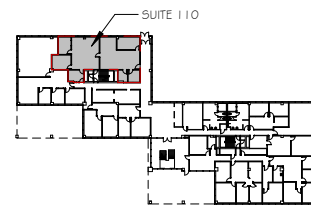
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Available suites and floor plans

Suite 100 - 2,276 RSF



SUITE 110 RENTAL AREA
SUITE 110 = 2,276 SF



ARCWEST
ARCHITECTS
1525 Raleigh St. Suite 320 Denver, CO 80204
ARCWESTARCHITECTS.COM 303-455-7741

CLEAR CREEK OFFICE PARK
SUITE 110

01/30/26

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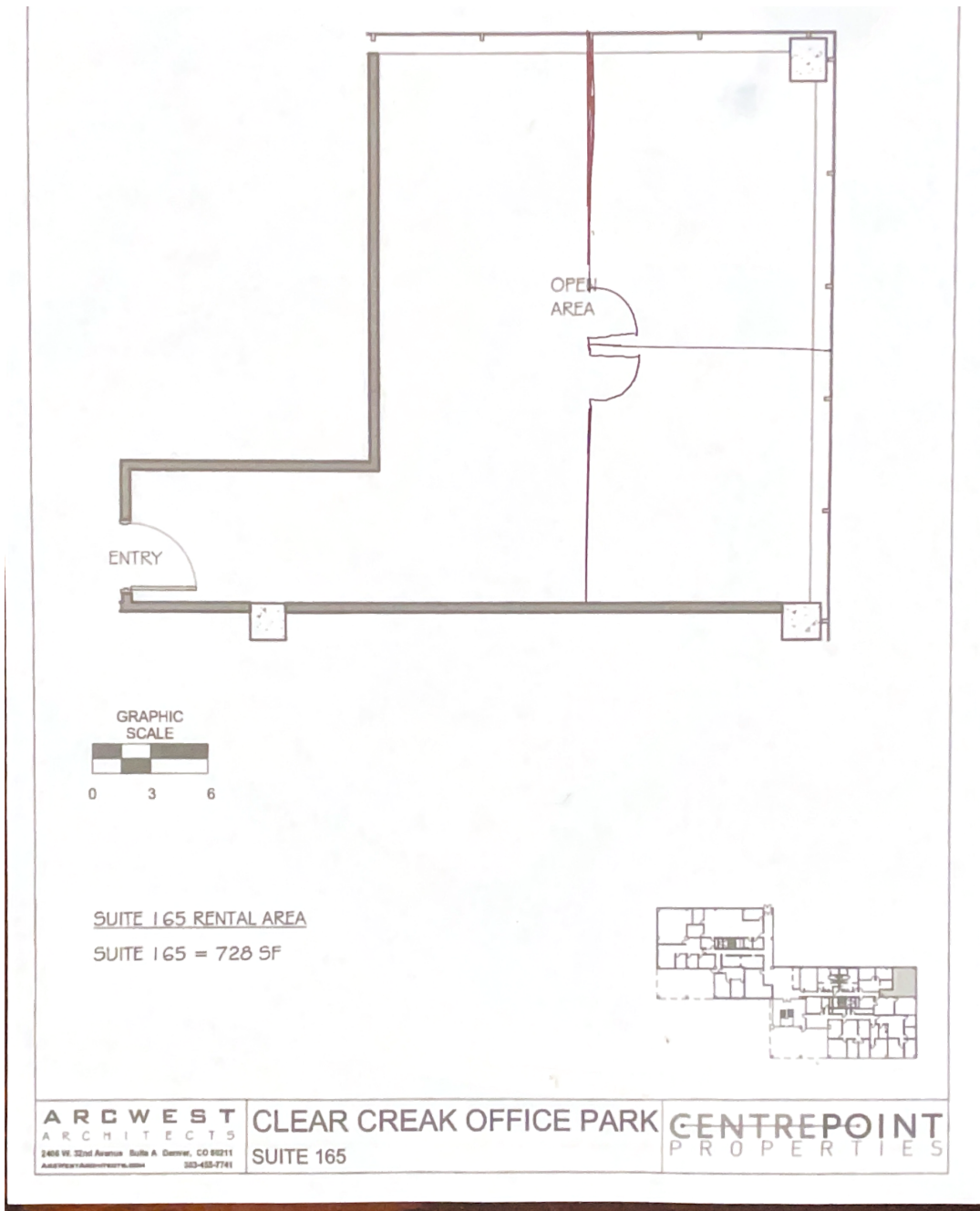
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4251 Kipling Street, Wheat Ridge, CO 80033

Available suites and floor plans

Suite 165 - 728 RSF



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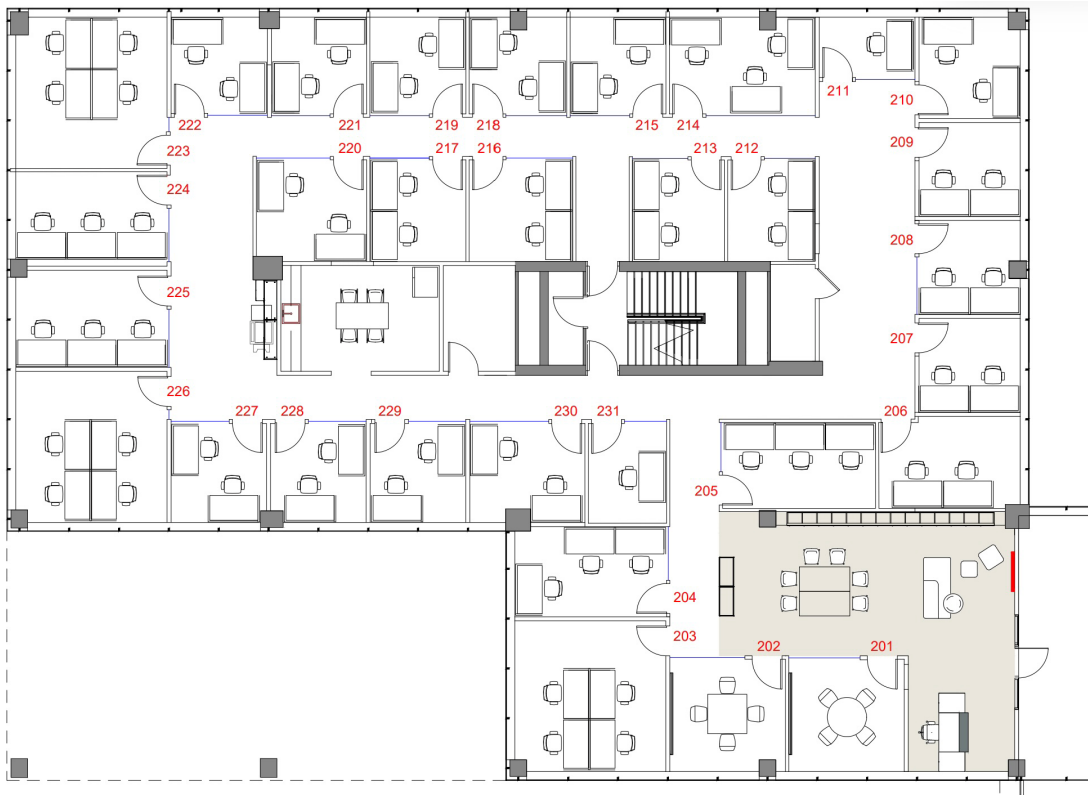
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FOR LEASE | CLEAR CREEK OFFICE PARK

4251 Kipling Street, Wheat Ridge, CO 80033

Available suites and floor plans

Suite 260 - 7,854 RSF



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Available suites and floor plans

Suite 525 - 3,284 RSF



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