

FOR LEASE OFFICE



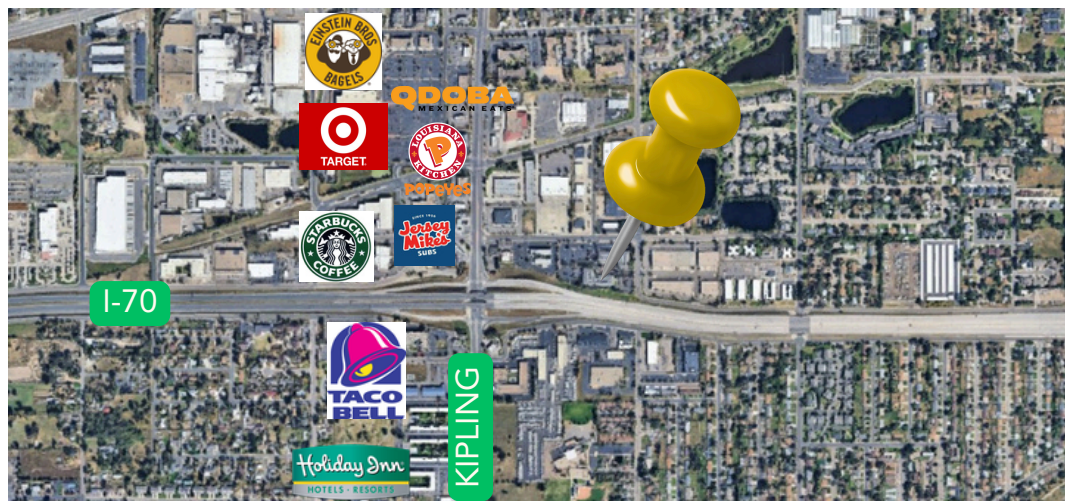
**4891 INDEPENDENCE ST.
WHEAT RIDGE 80033**

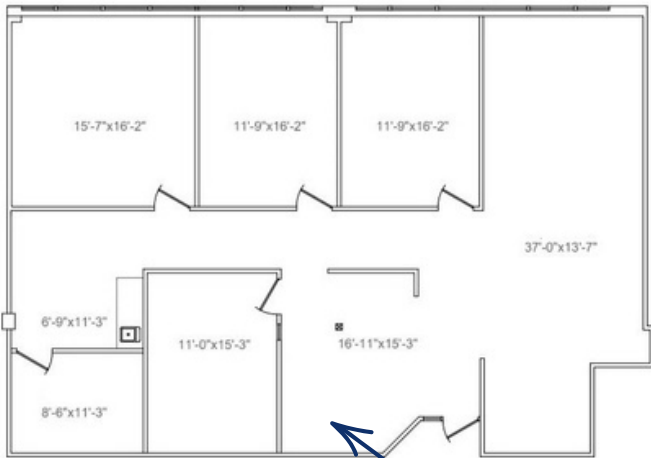


LEASING SPECIFICATIONS

MAP

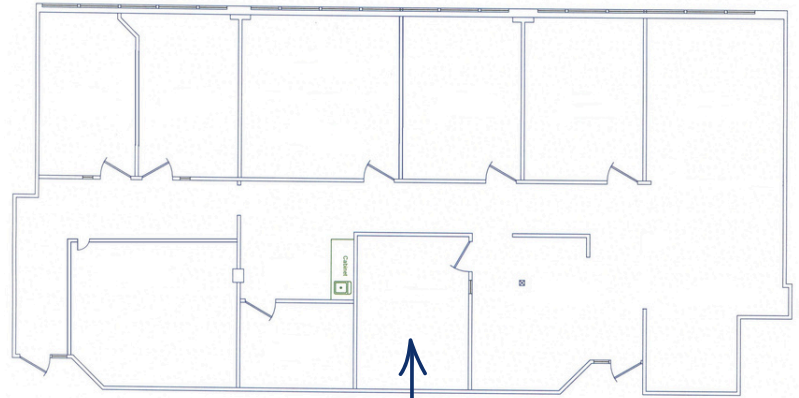
LEASE RATE:	\$21.50/SF FSG (AS-IS)
LEASE TERM:	3YR MINIMUM
STORIES:	2
PARKING:	4.0 / 1000
YEAR BUILT:	1984
ELEVATOR:	YES
BUILDING AREA:	75,000 SF
ACCESS:	KIPLING & I-70





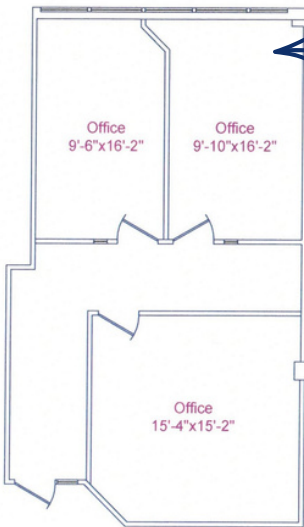
SUITE 250 = 2,318 RSF

- 4 PRIVATES (3 ON GLASS)
- RECEPTION AREA
- OPEN AREA
- KITCHENETTE
- STORAGE CLOSET



SUITE 250/260 = 3,214 RSF

- 6 PRIVATES (5 ON GLASS)
- RECEPTION AREA
- CONFERENCE ROOM
- OPEN AREA
- KITCHENETTE
- STORAGE CLOSET

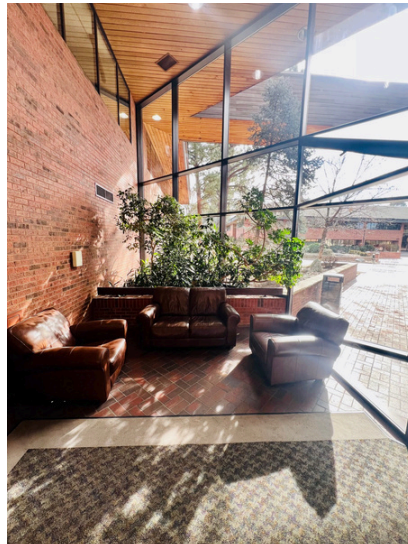
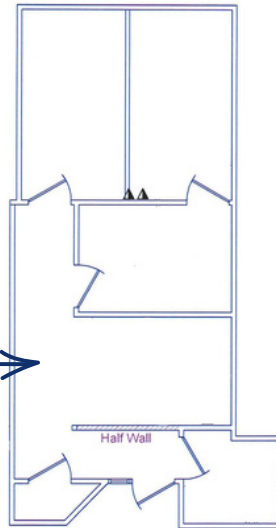


SUITE 260 = 923 RSF

- 3 PRIVATES
- 2 PRIVATES WITH WINDOWS
- CONF. ROOM
- NO KITCHENETTE

SUITE 105 = 689 RSF

- 2 PRIVATES
- 2 STORAGE CLOSETS
- OPEN AREA
- NO WINDOWS
- NO KITCHENETTE



PROPERTY HIGHLIGHTS

ABUNDANT FOOD AND RETAIL OPTIONS NEARBY



CLOSE PROXIMITY TO I-70



LESS THAN 10 MIN COMMUTE TO FOOTHILLS



LESS THAN 15 MIN COMMUTE TO CBD



ELEVATOR SERVED



ABUNDANT PARKING



READY TO RENT CONDITION

