

# 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 300 - 1,597/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

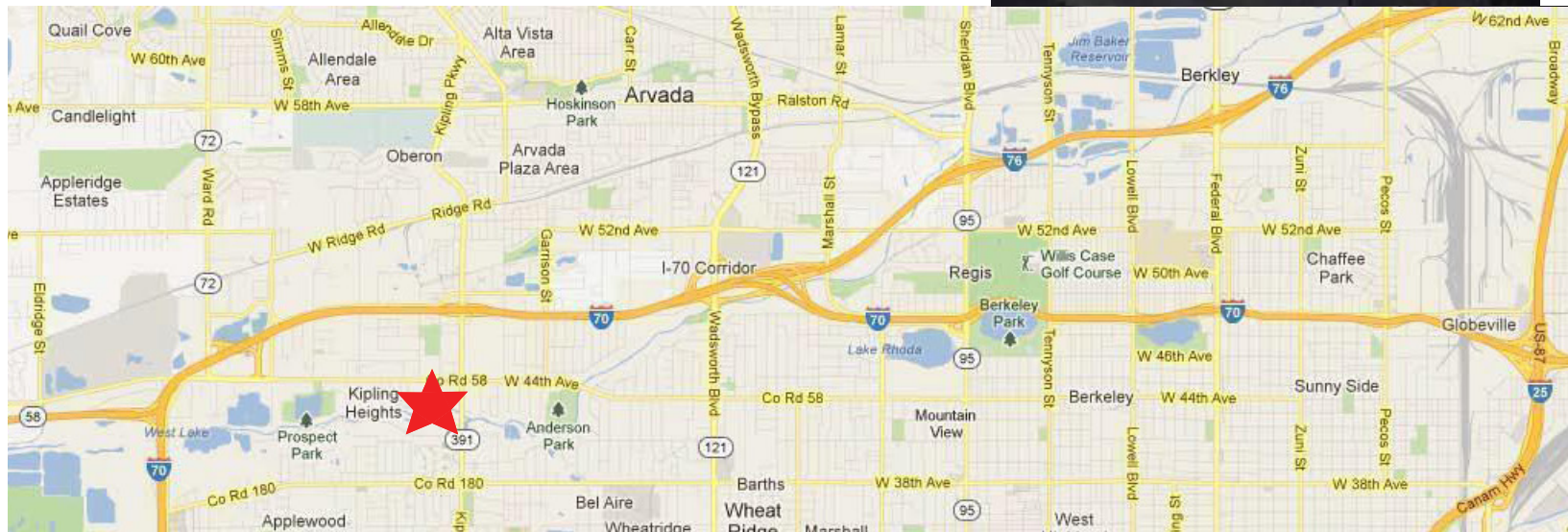
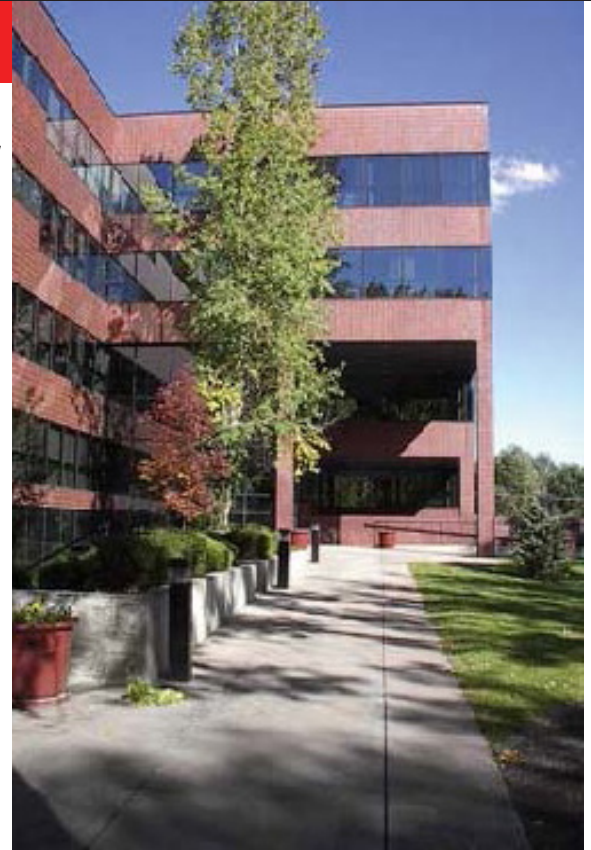


www.ModernRECommercial.com

# FOR LEASE | CLEAR CREEK OFFICE PARK

## 4251 Kipling Street, Wheat Ridge, CO 80033

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
300	1,597	Immediate	Reception, 6 Offices, Kitchen with sink and Storage Area



For more information, please contact:

**Rick Giarratano**

303.332.3952

rick.giarratano@gmail.com

**Mike Lindquist**

303.579.0057

mikelindquist2018@gmail.com



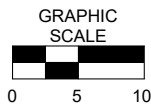
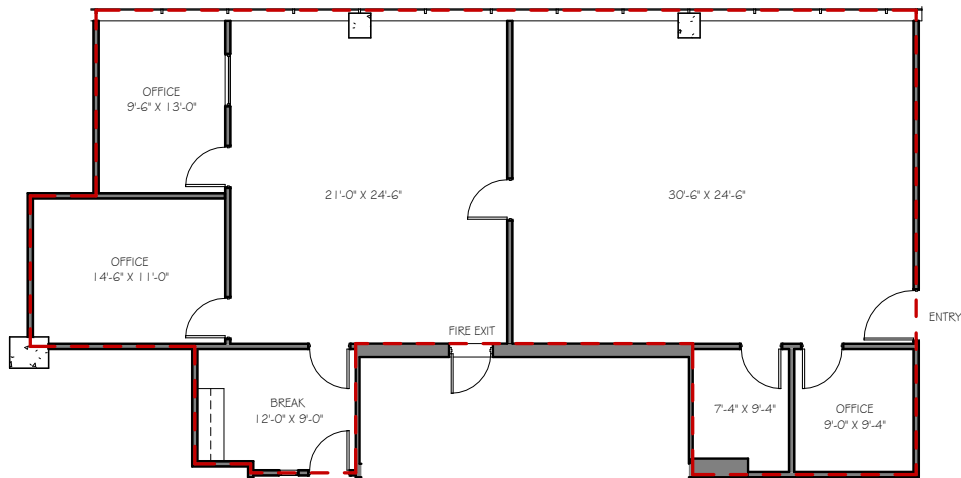
www.ModernRECommercial.com

# FOR LEASE | CLEAR CREEK OFFICE PARK

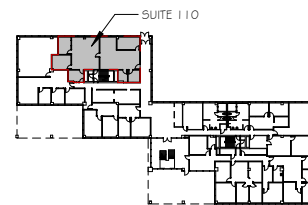
4251 Kipling Street, Wheat Ridge, CO 80033

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

For more information, please contact:

**Rick Giarratano**

303.332.3952

rick.giarratano@gmail.com

**Mike Lindquist**

303.579.0057

mikelindquist2018@gmail.com



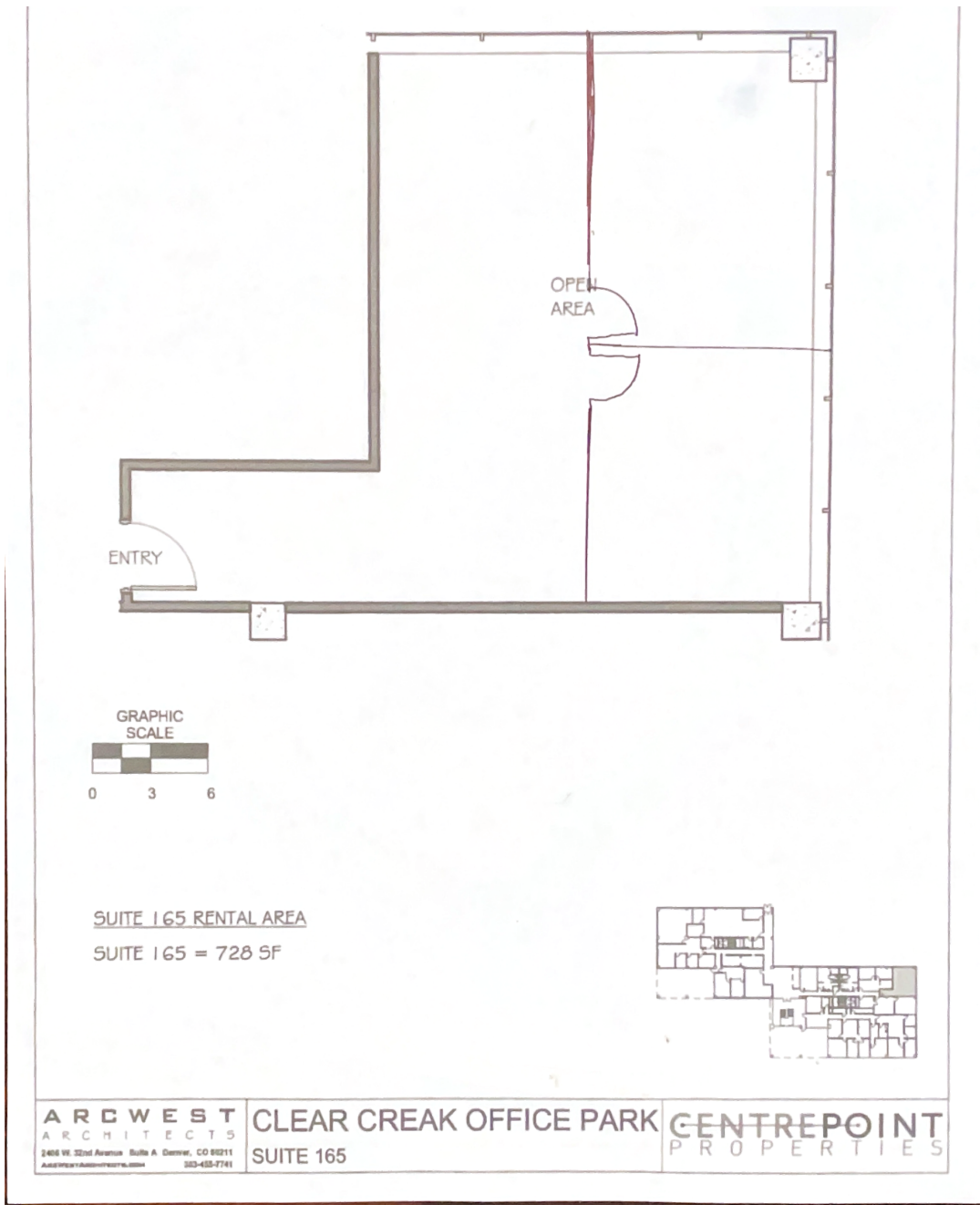
www.ModernRECommercial.com

# FOR LEASE | CLEAR CREEK OFFICE PARK

4251 Kipling Street, Wheat Ridge, CO 80033

Available suites and floor plans

## Suite 165 - 728 RSF



For more information, please contact.

**Rick Giarratano**

303.332.3952

rick.giarratano@gmail.com

**Mike Lindquist**

303.579.0057

mikelindquist2018@gmail.com



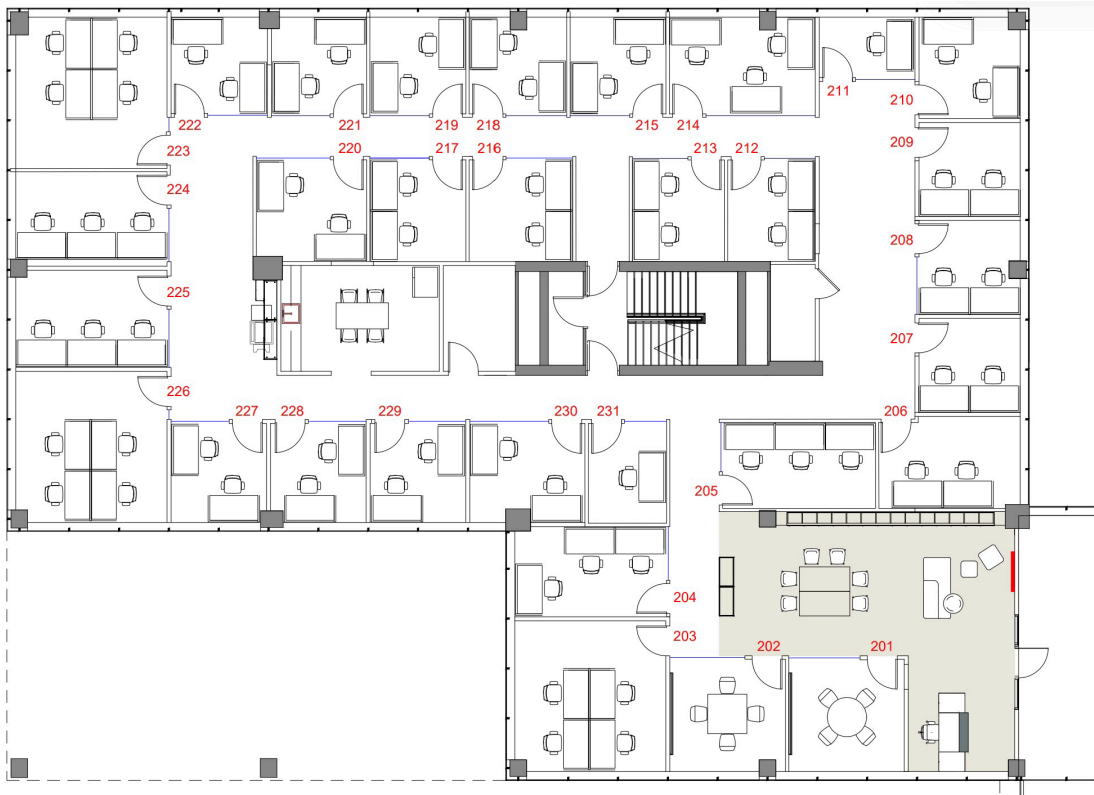
www.ModernRECommercial.com

# FOR LEASE | CLEAR CREEK OFFICE PARK

4251 Kipling Street, Wheat Ridge, CO 80033

Available suites and floor plans

**Suite 260 - 7,854 RSF**



For more information, please contact:

**Rick Giarratano**

303.332.3952

rick.giarratano@gmail.com

**Mike Lindquist**

303.579.0057

mikelindquist2018@gmail.com



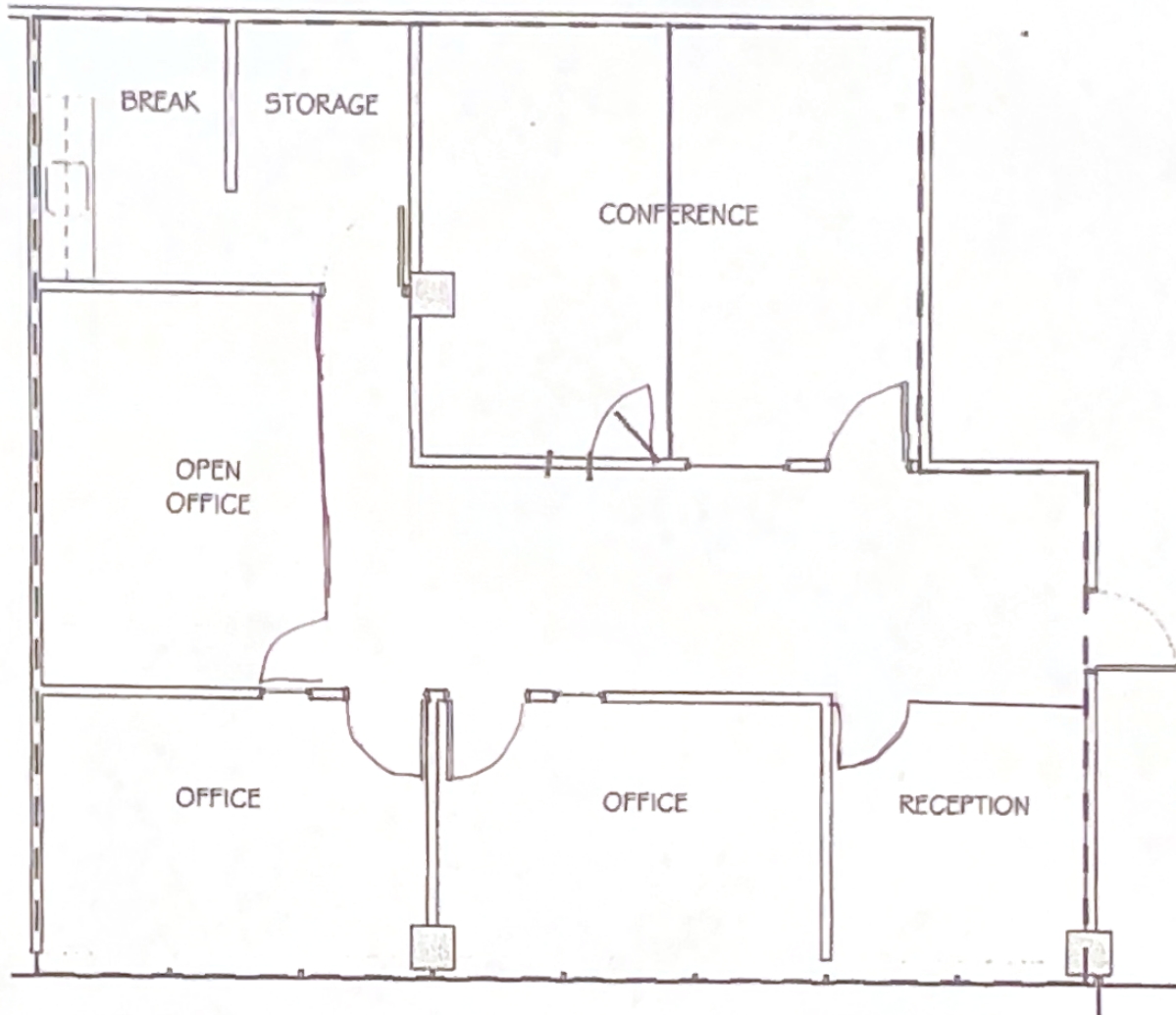
www.ModernRECommercial.com

# FOR LEASE | CLEAR CREEK OFFICE PARK

4251 Kipling Street, Wheat Ridge, CO 80033

Available suites and floor plans

## Suite 300 - 1,597 RSF



For more information, please contact:

**Rick Giarratano**

303.332.3952

rick.giarratano@gmail.com

**Mike Lindquist**

303.579.0057

mikelindquist2018@gmail.com



www.ModernRECommercial.com