

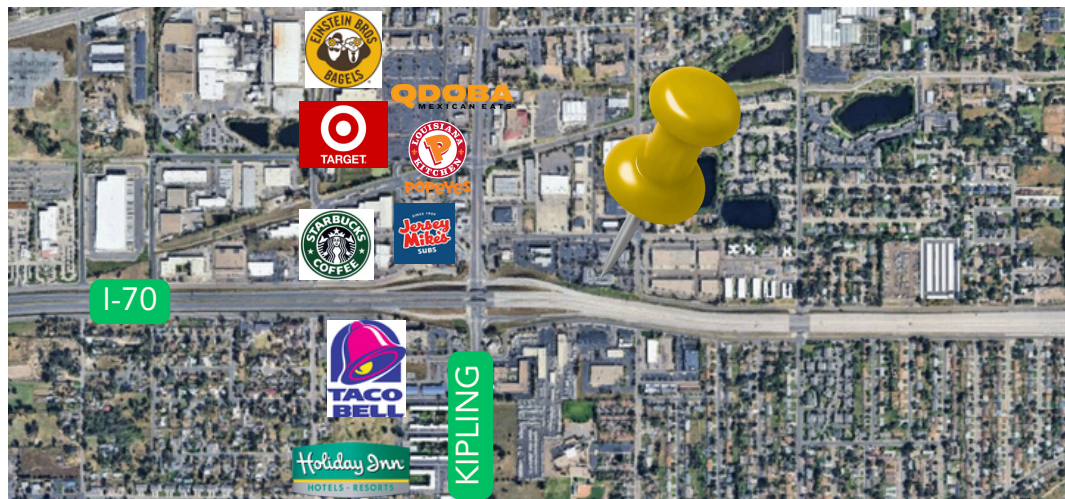
**489I INDEPENDENCE ST.
WHEAT RIDGE 80033**

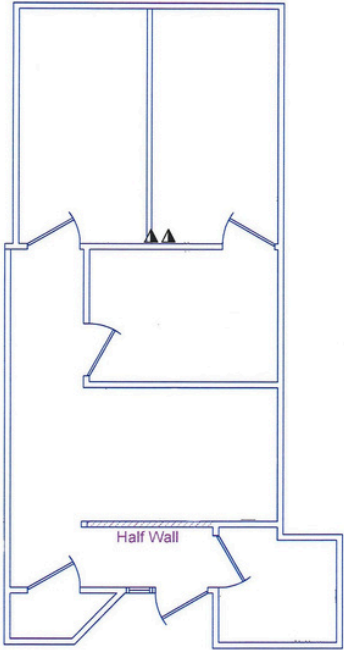


LEASING SPECIFICATIONS

MAP

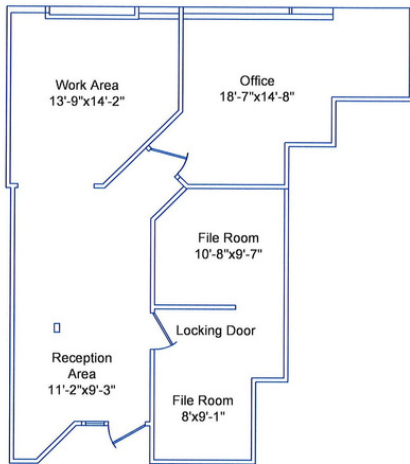
- LEASE RATE:** \$19.50/SF FSG (AS-IS)
- LEASE TERM:** 3YR MINIMUM
- STORIES:** 2
- PARKING:** 4.0 / 1000
- YEAR BUILT:** 1984
- ELEVATOR:** YES
- BUILDING AREA:** 75,000 SF
- ACCESS:** KIPLING & I-70





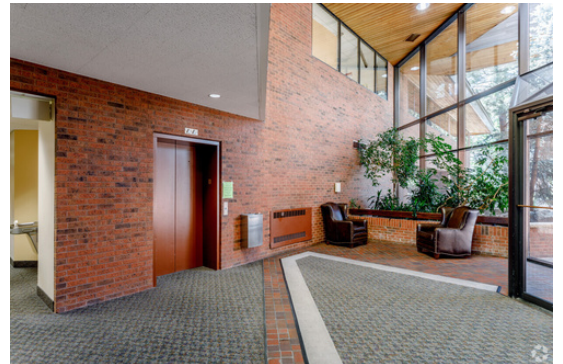
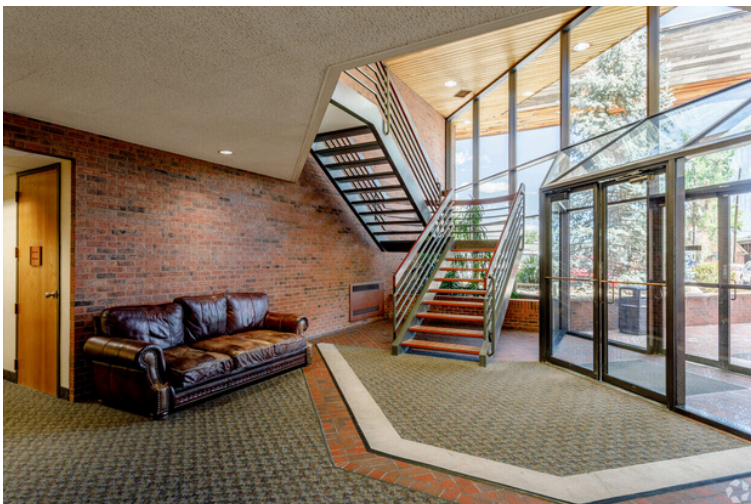
SUITE 105 = 689 RSF

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



SUITE 205 = 1,055 RSF

- 3 PRIVATES (2 ON GLASS)
- STORAGE CLOSETS
- OPEN AREA
- 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

