

FOR LEASE  **OFFICE**

PEAK
CRE

**4891 Independence St.
Wheat Ridge 80033**



Leasing Details

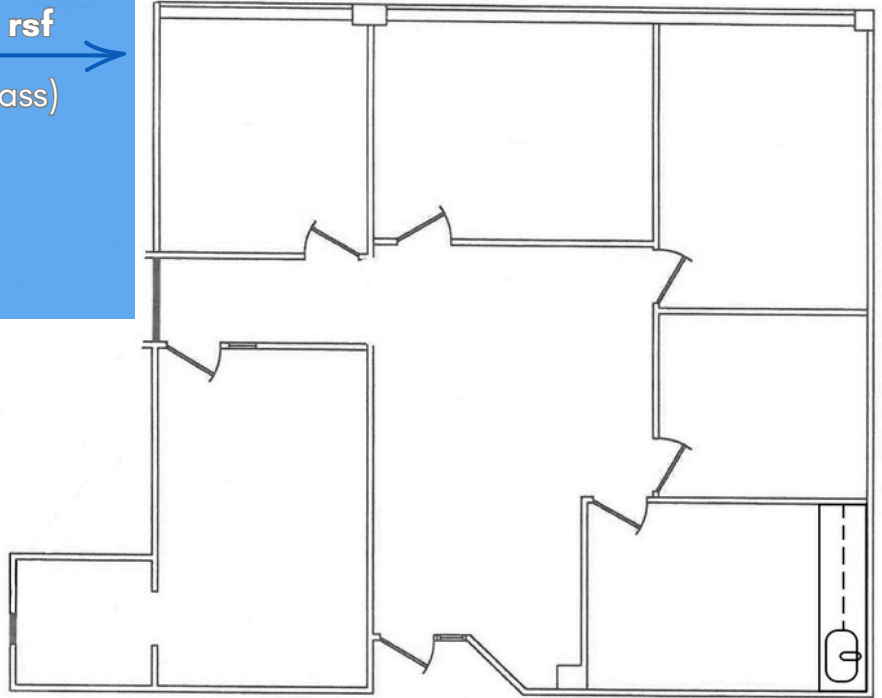
MAP

Lease Rate: \$21.50/sf FSG (as-is)
Lease Term: 3YR Minimum
Stories: 2
Parking: 4.0 / 1000
Year Built: 1984
Elevator: Yes
Access: Kipling & I-70
Building Area: 44,796 sf



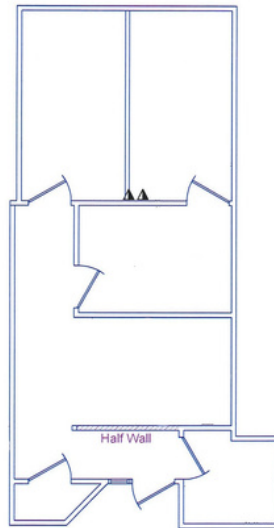
Suite 285 = 1,840 rsf

- 4 Privates (3 on glass)
- Conference Room
- Reception Area
- Open Area
- Kitchenette
- Storage Closet



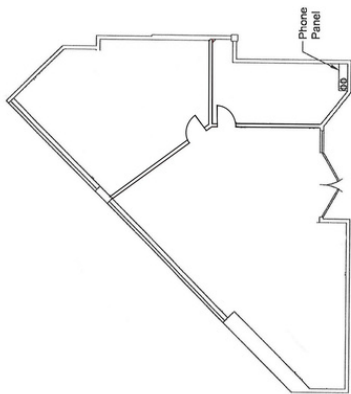
Suite 260 = 750 rsf

- 2 Privates with Windows
- Storage Room
- No Kitchenette
- LOTS of Sunlight



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

