

# Office Space For Lease

4720 Independence St, Wheat Ridge, CO 80033



**Suite A**



**Suite B**

Class "A" Office Space, built in 2002, gross building size is 40,000 sq. ft., load factor 15%, state of the art HVAC systems, heavy power, 4:1000 parking ratio, I-70 exposure, over 120,000 car count per day. Easy access to I-70, Kipling, and Wadsworth. 10 minutes to downtown Denver.

**Rates: \$15.00 NNN**

**Estimated CAM Charges: \$6.25 PSF**

**Build Out Negotiable**

**Suite "A"**

- Usable – 4,044
- Rentable – 4,651
- Office Finished With Conference Room, Kitchen, & Computer Rm. W/Separate Cooling

**Suite "B"**

- Usable – 3,891
- Rentable – 4,475
- RAW Office Space

**FRAN SCHNEIDER**

**Broker/Owner/CCIM**

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**WEBSITE:**

**[www.RealEstateInvestmentsForYou.com](http://www.RealEstateInvestmentsForYou.com)**

The information in this brochure is deemed reliable. Tenant is responsible for verifying all information.