

Office/Warehouse LEASE



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SALES AND LEASING:
RETAIL, OFFICE, LAND
& INDUSTRIAL

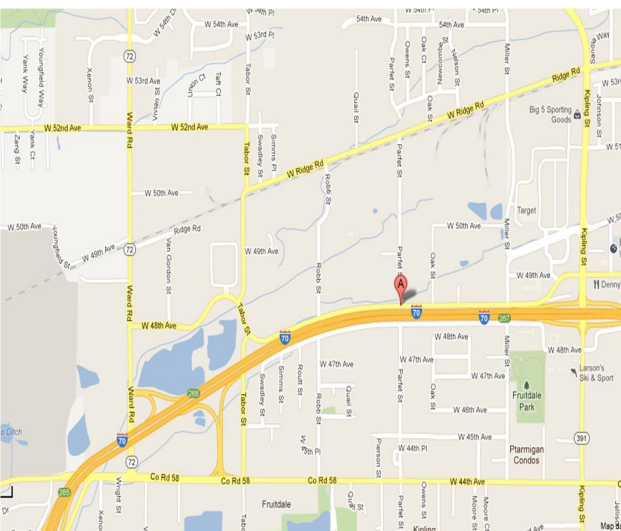


**11417 W. I-70 Frontage Rd. North
Wheat Ridge, CO 80033**

4,353 SF TOTAL

AMENITIES:

- Price per Sq. Ft.: \$9.00 NNN
- Year Built: 1975
- RBA: 12,000Sq. Ft.
- Drive-In & Dock-High: None.
- 2018 NNN's: \$3.91 SF
- **LOCATION:** Middle Unit Multi-Tenant located on the North I-70 Frontage Rd. in Wheat Ridge, CO with easy access to Kipling St. & Ward Rd. via I-70. Well maintained building with great visibility, signage, and access.
- **VISIBLE FROM I-70 East & West Bound traffic.**
- Drop Ceilings
- 1 Conference Room
- 2 ADA Bathrooms
- 3 Phase Power
- Storage Room
- Mop Sink
- 4 Offices
- 80 Ft. from the Front Entrance to the back wall.



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.