

OFFICE FOR LEASE



MARCUM Commercial Advisors

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SALES AND LEASING:

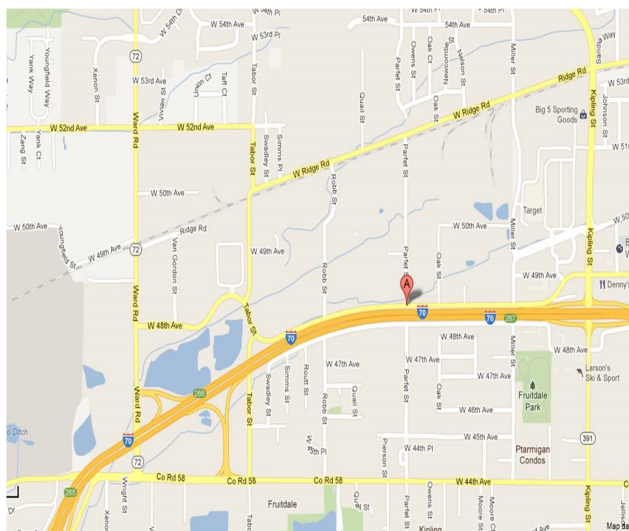
RETAIL, OFFICE, LAND
& INDUSTRIAL



**11407A W. I-70 Frontage Rd. North
Wheat Ridge, CO 80033**

1,408 SF TOTAL

- Price per Sq. Ft.: \$14.00 NNN
- Year Built: 1975
- RBA: 12,000Sq. Ft.
- Drive-In & Dock-High: None.
- 2019 NNN's: \$4.32
- **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.



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.

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AMENITIES:

- **Drop Ceilings**
- **Updated Paint & Carpet**
- **Updated Reception Area**
- **2 Common Area Bathrooms**
- **3 Phase Power**
- **11415 = 1,408**
- **4 Offices**
- **Potential Conference Room**
- **Great I-70/I-76 Access**



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