



4875 WARD ROAD
Wheat Ridge, Colorado 80033



PROPERTY FEATURES

- FOR SALE and LEASE
- Just north of I-70 & Ward Road
- 4.5/1,000 parking ratio
- West Ridge Business Park, near Kaiser Permanente and new Light Rail Ward Road Station
- C-1 Zoning
- Conference Room(s)
- Reception Desk/Area
- Floor to Ceiling Windows
- Copy/Work Room(s)

PROPERTY SPECIFICATIONS

For Sale: **\$1,400,000**

7,971 SF Total

For Lease: **Suite 100 - 2,844 RSF**

Suite 200 - 5,127 RSF

Lease Rates - \$12.00/SF NNN

\$7.24/SF NNN

FOR MORE INFORMATION CONTACT:

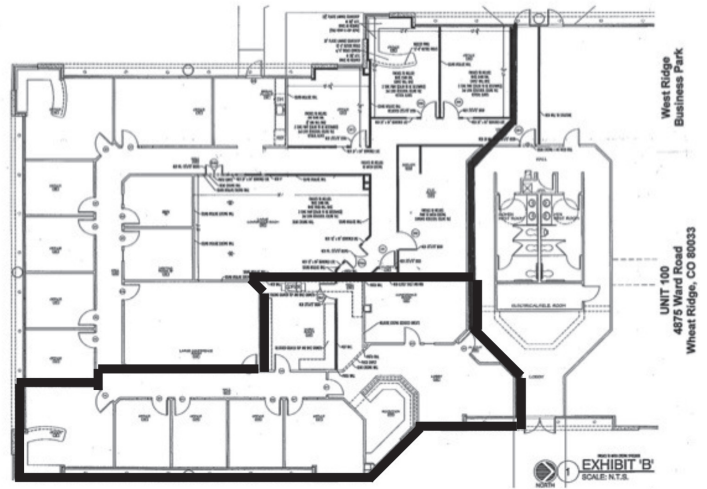
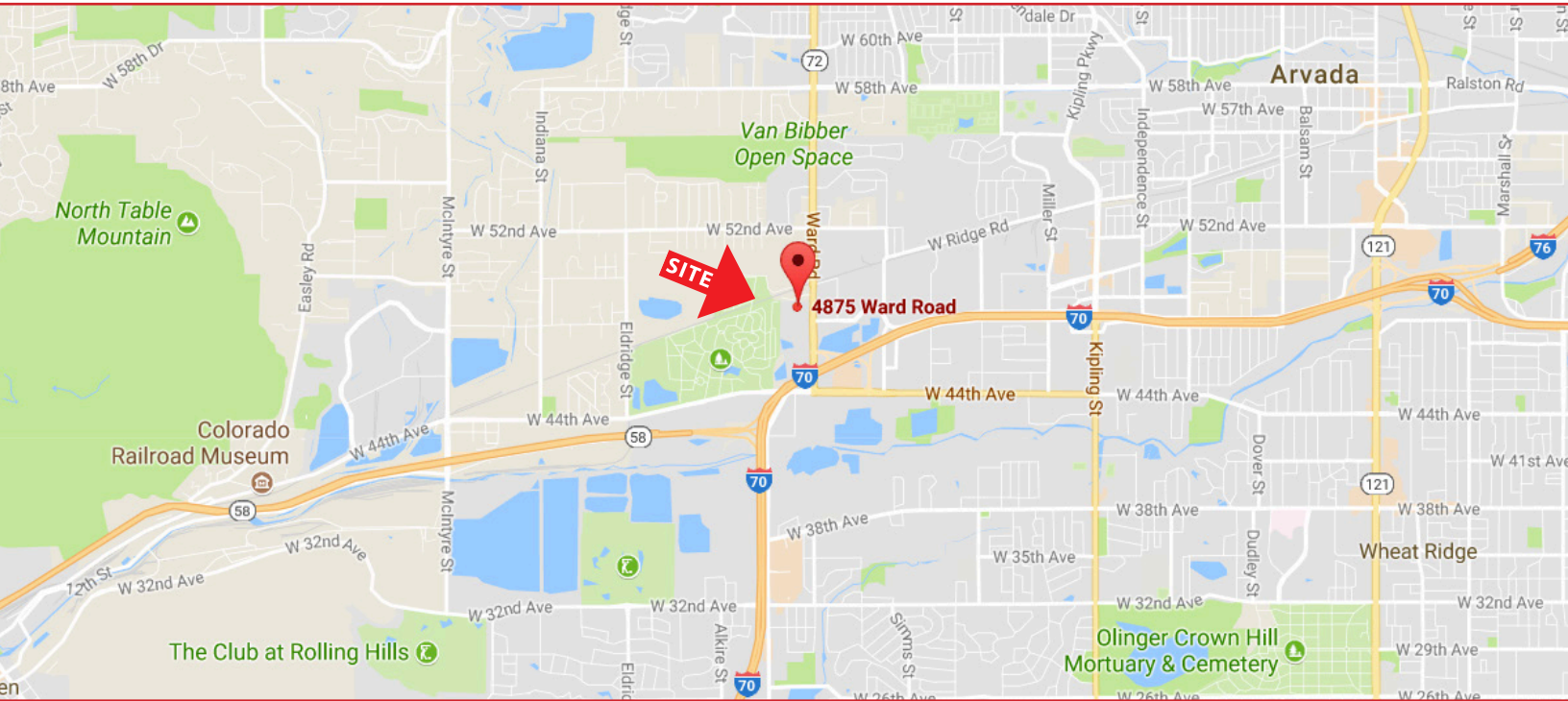
WILLIAM NETWAL

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GENESEE
COMMERCIAL
GROUP, LLC

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Wheat Ridge, Colorado 80033



SUITE 100 - (Dark Border) 2,844 RSF
SUITE 200 - (No Border) 5,127 RSF

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.

FOR MORE INFORMATION CONTACT:

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