

FOR LEASE > RETAIL / INDUSTRIAL SPACE



Auto Plaza

9491 WEST 44TH AVENUE WHEAT RIDGE, CO 80033



Building Amenities

- > Project Size: 31,240 SF
- > Rate: \$7.50/SF NNN
- > 2012 Expenses: \$4.18/SF
- > Loading: Drive-In
- > Ceiling Height: 12'-14'
- > Zoning: C-1
- > Electric Service: 3-Phase, 150 Amp
- > Office Buildout: Minimal
- > City/County: Wheat Ridge/Jefferson

* See Back for Current Availability

- > Incredible access via I-70 and Kipling Street.
- > Can accommodate multiple uses including automotive and retail.
- > Floor drains throughout.
- > Air compressor lines already installed in most units.
- > Newly renovated.
- > Tenant improvements available.
- > New highly motivated ownership.

AGENT: JESSICA DREXLER
720 833 4616
DENVER, CO
jessica.drexler@colliers.com

AGENT: T.J. SMITH, SIOR
303 283 4576
DENVER, CO
tj.smith@colliers.com

COLLIERS INTERNATIONAL
4643 South Ulster Street, Suite 1000
Denver, CO 80237
www.colliers.com

Auto Plaza > Availability

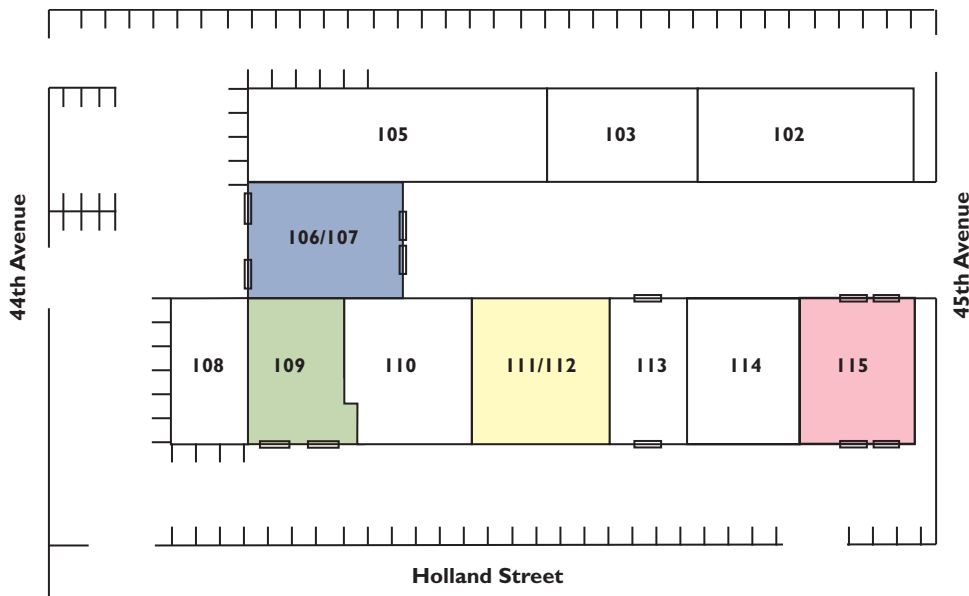
UNIT	SIZE	OFFICE	LOADING	GROSS MONTHLY RENT
106/107	3,600 SF	150 SF	One (1) 10'x10' DI One (1) 12'x12' DI Two (2) 10'x12' DI	\$3,492.00
109	2,455 SF	150 SF	Two (2) 12'x12' DI	\$2,381.35
* 111/112	3,240 SF	100 SF	Four (4) 10'x10' DI Three (3) 12'x12' DI	\$3,142.80
115	2,655 SF	100 SF	Four (4) 12'x12' DI	\$2,575.35



Contact Us

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Leased

* Coming April 2012

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