



GENESEE
COMMERCIAL
GROUP, LLC

For Lease | Office

4891 Independence St.

Wheat Ridge 80033



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Leasing Specifications

Lease Rate: \$18.00 -18.50/sf FSG

Available SF: 3,019 rsf

Parking: 4/1000

Year Built: 1984

Elevator: Yes - 2 Stories

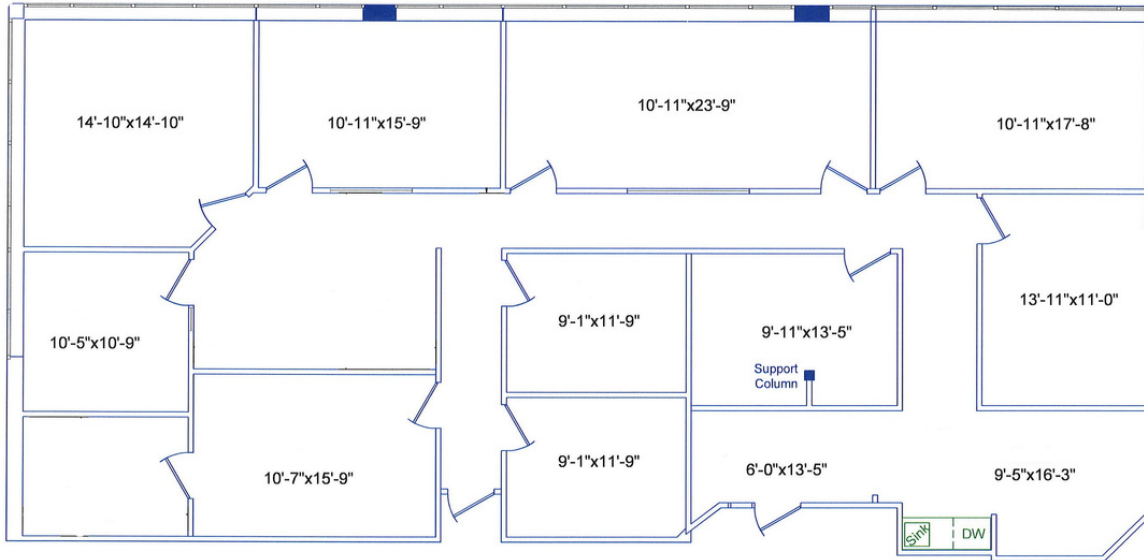
Building Area: 75,000 sf

Access: I-70 & Kipling



AVAILABILITY

SUITE #	SIZE	DESCRIPTION
170-190	3,019 RSF	9 PRIVATES (4 ON GLASS); BREAK ROOM; OPEN AREA; RECEPTION; CONF.



Suite 170-190
3,019 rsf

Property Summation



Abundant Food and Retail Options Nearby



Close Proximity to I-70



Less than 10 min commute to Foothills



Less than 15 min commute to CBD



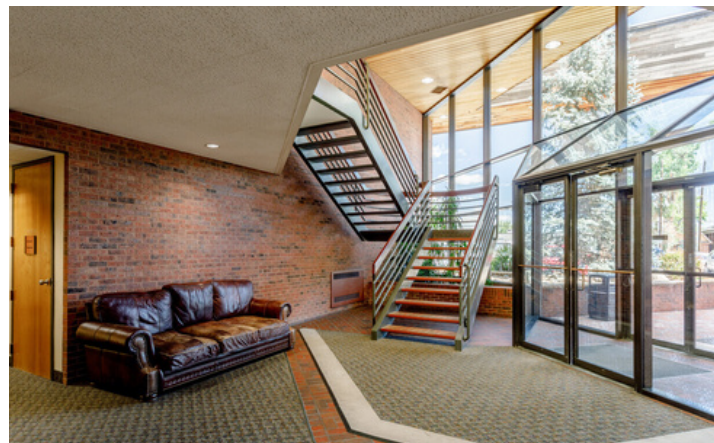
Elevator Served



Abundant Parking



Ready to Rent Condition



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