



FOR LEASE Office Space

4465 Kipling St | Wheat Ridge, CO 80033



LEASE RATE REDUCED!!!

CONTACT:

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UNIQUE PROPERTIES

400 S. BROADWAY

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OFFERING SUMMARY

Available SF:	1,080 & 1,298 SF
Lease Rate:	\$14.00 SF/yr (MG)
Lot Size:	0.92 Acres
Building Size:	19,631 SF
Building Class:	C
Stories:	3
Parking:	53 Surface
Year Built:	1982
Zoning:	RC-1

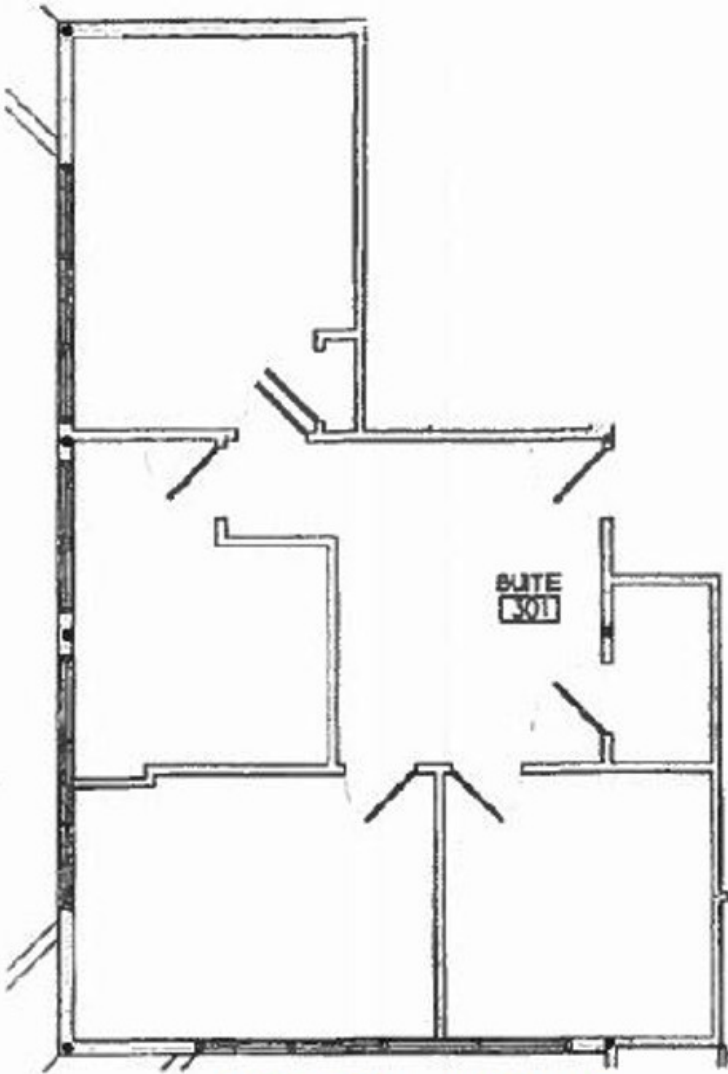
PROPERTY OVERVIEW

Two office suites available for lease in Wheat Ridge. The property offers flexible space configurations, reception area, shared conference rooms, common area restrooms, and ample parking.

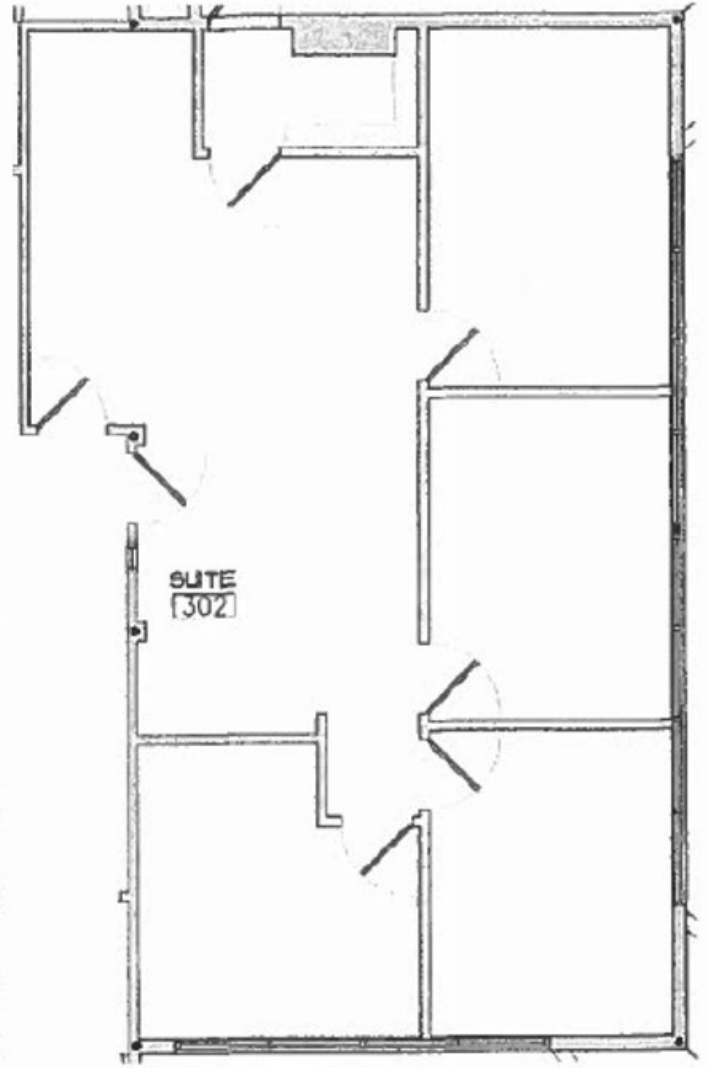
The property is located just blocks off of I-70 near the intersection of Kipling Street and West 44th Avenue. It is only a short drive to both Downtown Denver and Golden. There are also many retailers, restaurants, and recreation destinations nearby.

PROPERTY HIGHLIGHTS

- Well Maintained Common Areas & Landscaping
- Ample Parking
- Easy Access to I-70, Downtown Denver, & Golden
- Near Public Transportation
- Wheel Chair Lift (No Elevator)



Suite 301 – 1,080 SF



Suite 302 – 1,298 SF

