



Office / Apartment / Fenced Yard

10260 W. 44th Ave., Wheat Ridge, CO

NNN Lease

Zoned Wheat Ridge C1

For more information, contact:
Steve Turre 720-339-4188
Steven5650@MSN.com

- *Ground Floor office area includes Reception Area, large Private Office, several open Work Areas and 2 Bathrooms*
- *2nd Level includes large room, Kitchen, 2 Bedrooms, Full Bathroom and covered Balcony on South side with stairway to large Fenced Yard*
- *Fenced and gated yard is approximately 70' x 230' with 6' wood slat fence*
- *Front Parking area is approximately 75' x 68'*
- *Cinder Block construction building*
- *Great Location – just West of Kipling on 44th and South of I-70*

- All information should be verified by prospect -