



GENESEE
COMMERCIAL
GROUP, LLC

For Lease | Office

4891 INDEPENDENCE ST. WHEAT RIDGE 80033



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LEASING SPECIFICATIONS

Lease Rate: \$19.00/sf FSG

Available SF: 689 rsf

Parking: 4/1000

Year Built: 1984

Elevator: Yes - 2 Stories

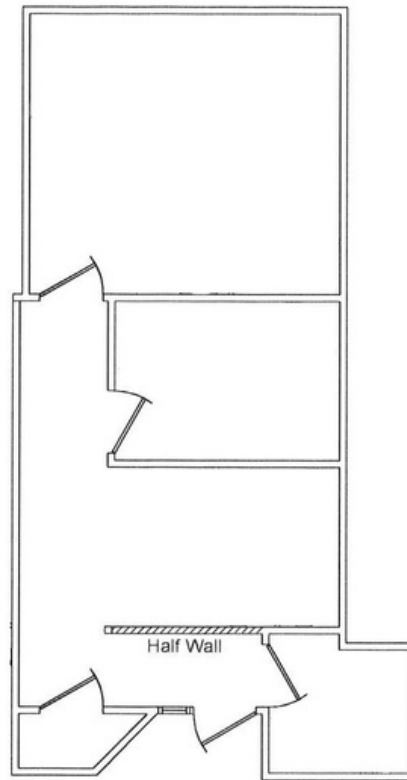
Building Area: 75,000 sf

Access: I-70 & Kipling



AVAILABILITY

SUITE #	SIZE	DESCRIPTION
105	689 RSF	2 PRIVATES; 2 STORAGE CLOSETS, OPEN AREA; NO WINDOWS; NO SINK



Suite 105
689 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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