



FOR LEASE

11049 W. 44th Avenue - Office Space For Lease

11049 W. 44th Avenue | Wheat Ridge, CO 80033



PROPERTY BROCHURE

CONTACT:

BRIAN MCKERNAN

SENIOR BROKER ASSOCIATE

720.881.6337

bmckernan@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



11049 W. 44TH AVENUE

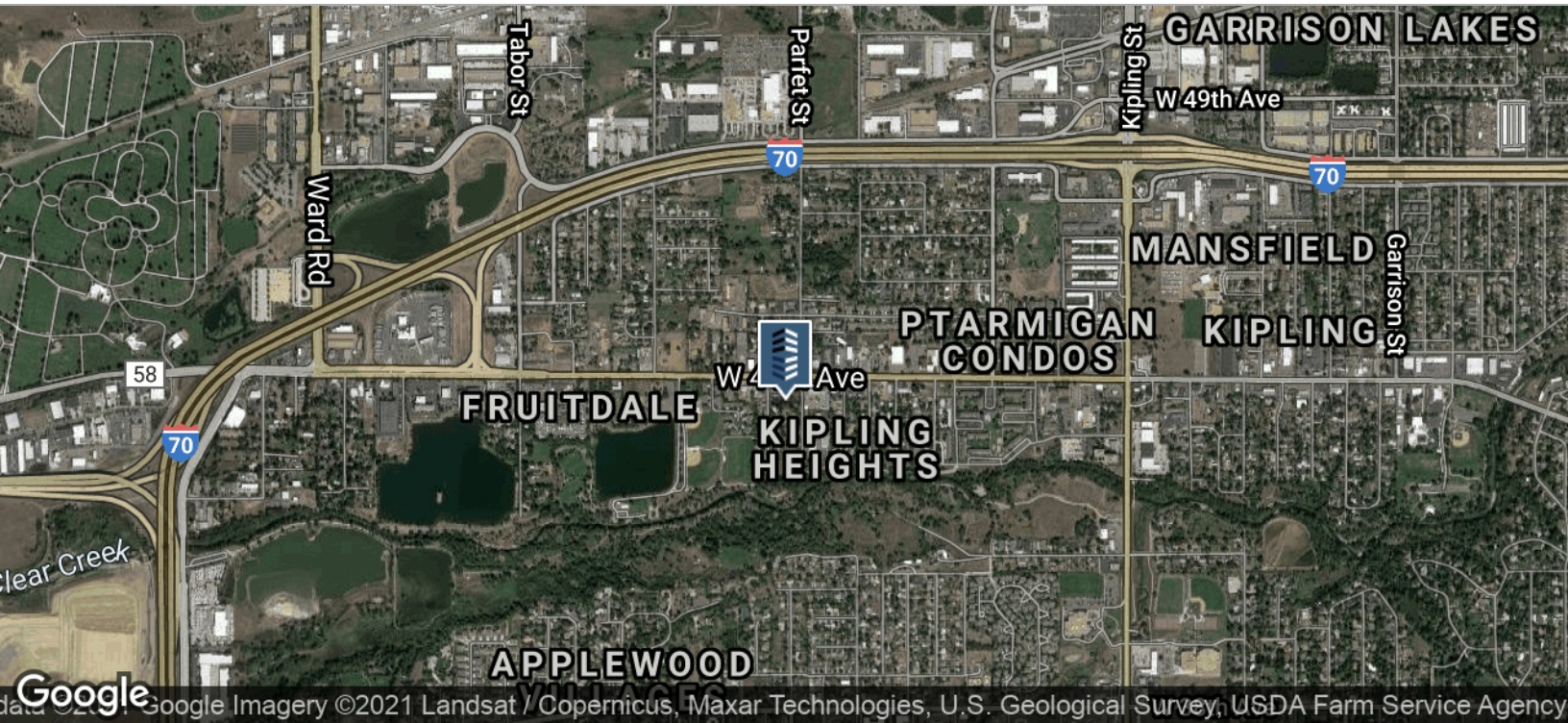
OFFERING SUMMARY

Available SF:	3,091 - 8,000 SF
Lease Rate:	\$13.50 SF/yr (Full Service)
Lot Size:	0.76 Acres
Building Size:	16,156 SF
Building Class:	C
Year Built:	1974
Renovated:	2012
Zoning:	C-1 (Wheat Ridge)
Market:	Denver
Sub Market:	West Denver
Cross Streets:	44th Avenue and Parfet Street

PROPERTY HIGHLIGHTS

- Sublease Spaces Available until February 29, 2024
- Flexible 1-3 Year Terms Available at Under Market Rents
- Large Spaces Available: 16,000 SF Entire Building / 8,000 SF Full Floors / 4,000 SF Half Floors
- 4,315 SF Flex Space with 600 SF Warehouse and Drive-In Door
- Furniture Available
- 3.75/1,000 SF Parking Ratio
- Common Area Kitchen/Break Room Available to Tenants
- Exterior Signage Opportunities on 44th Avenue
- Well Located just off of I-70 between Ward Road and Kipling Street
- 15 minutes to Downtown Denver
- Numerous Amenities in the Area including Restaurants, Shopping, Retail Services, Banking and Hotels





CONTACT:

BRIAN MCKERNAN

SENIOR BROKER ASSOCIATE

720.881.6337

bmckernan@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

