

CLEAR CREEK OFFICE PARK

FOR LEASE



\$14.00-\$20.00 SF

4251 Kipling St. Wheat Ridge, CO 80033

Property Summary

Building Size:	77,581 RSF
Parking:	3 : 1,000
Space Available:	1,297 - 7,854 RSF
Lease Rate:	\$14.00-\$20.00 RSF
Year Built:	1982
Stories:	Five (5)

Features

- * **NEW OWNERSHIP!!**
- * Common Area Conference Room & Breakroom
- * Lockers and Storage
- * Meticulously maintained building
- * Beautiful Outside area on Clear Creek
- * Ample Parking

For more information, please contact:

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CLEAR CREEK OFFICE PARK

FOR LEASE

RSF	Suite	Availability	Layout
1,297	160	Immediate	Spec Suite. Four exterior offices, kitchen with sink and reception.
2,276	110	Immediate	Five offices, large open area, kitchen with sink
2,495	525	Immediate	Reception, large open area, 4 offices
7,854	230	2/1/2016	Reception, multiple open areas, 9 offices, storage, kitchen with sink, western views (entire western portion of 2 nd floor). Divisible to approx. 1,500 SF.
2,291	540	Immediate	Plug and Play Medical space. Large waiting room, 5 exam rooms with sinks, storage, nurse's station, and doctor's office. Mountain and creek views



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CLEAR CREEK OFFICE PARK

MEDICAL SPACE FOR LEASE



\$20-\$21/ SF Full Service
4251 Kipling St. Wheat Ridge, CO 80033

Property Summary

Building Size:	77,581 RSF
Parking:	3 : 1,000
Space Available:	2,291 RSF
Lease Rate:	\$20-\$21 RSF
Year Built:	1982
Stories:	Five (5)

Features

- * New interior upgrades
- * Common Area Conference Room & Breakroom
- * Lockers and Storage
- * Meticulously maintained building
- * Beautiful Outside area on Clear Creek
- * Ample Parking
- * Available December 2015

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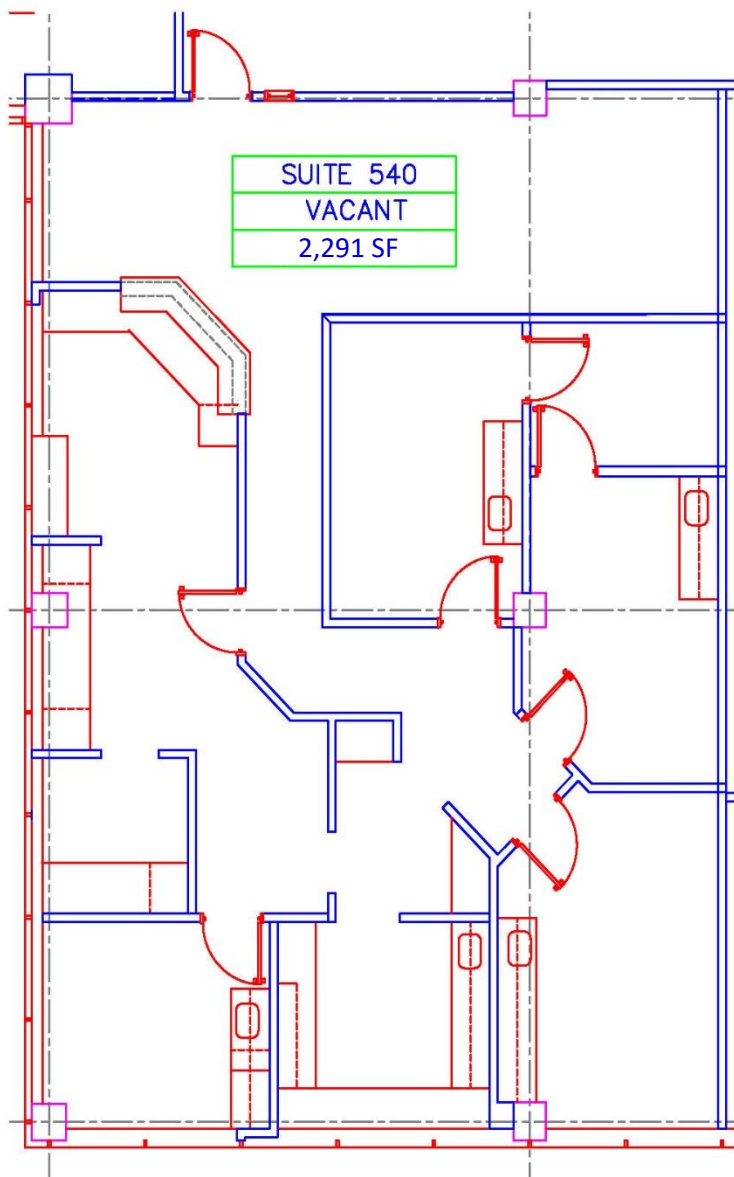


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CLEAR CREEK OFFICE PARK

MEDICAL SPACE FOR LEASE



Suite 540 Amenities

- Plug and Play Medical Suite
- Configuration suits all medical practices
- \$20-\$21/sf Full Service Gross
- Sink in every exam room
- Professional nurses station
- Beautiful views of Clear Creek
- Close Proximity to Lutheran Hospital
- Easy access to I-70 & Mountains

Suite 540 - 2,291 RSF

4251 Kipling Street, Wheat Ridge, CO



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