

FOR LEASE | CLEAR CREEK OFFICE PARK

4251 KIPLING STREET, WHEAT RIDGE



LEASE RATES | \$18.00 - \$18.50/SF

Property Summary

Building Size: 77,581 RSF

Parking: 3 : 1,000

Space Available: Suite 190 - 1,375/RSF
Suite 240- 587/RSF
Suite 220- 1,798/RSF (Available 12/01/18)
Suite 405- 3,250/RSF
Suite 160- 1,297/RSF (Available 1/01/19)
(\$16.00-\$16.50/SF)

Lease Rate: \$18.00-\$18.50/RSF

Year Built: 1982

Stories: Five (5)

Features

- * Common Area Conference Room & Breakroom
- * Lockers and Showers
- * Meticulously maintained building
- * Beautiful Outside area on Clear Creek
- * Ample Parking
- * **Common area upgrades are complete!**

For more information, please contact:

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John Fairbairn

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www.denverofficespace.com

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Suite	RSF	Availability	Layout
160	1,297	1/01/19	4 Offices, reception, break
190	1,375	30 days	Reception, exterior offices, kitchen w/ sink - Clear Creek side
240	587	8/01/18	Reception office on glass - overlooks clear creek
220	1,798	12/01/18	Reception, 6 offices, conference room
405	3,250	Immediately	8 separate offices, conference room, storage and break room



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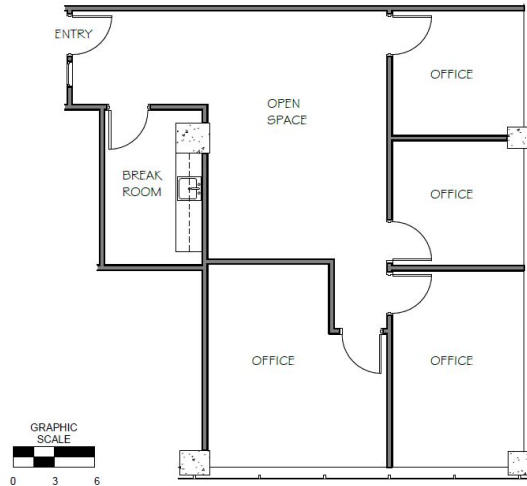
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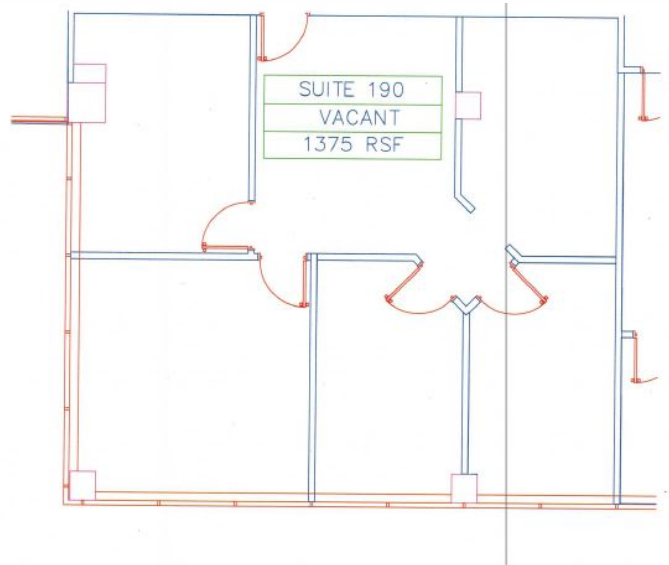
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Available Suites and Floor Plans

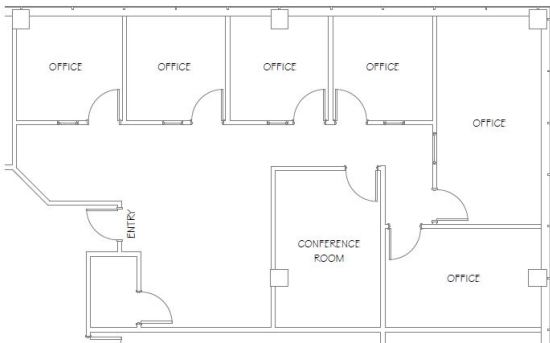
Suite 160- 1,297 RSF (\$16.00-\$16.50/SF)



Suite 190- 1,375 RSF



Suite 220 - 1,798 RSF



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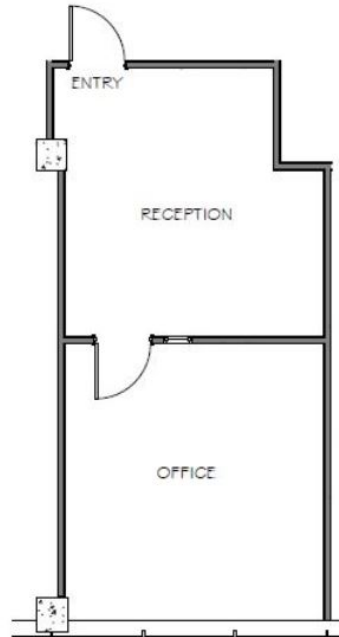
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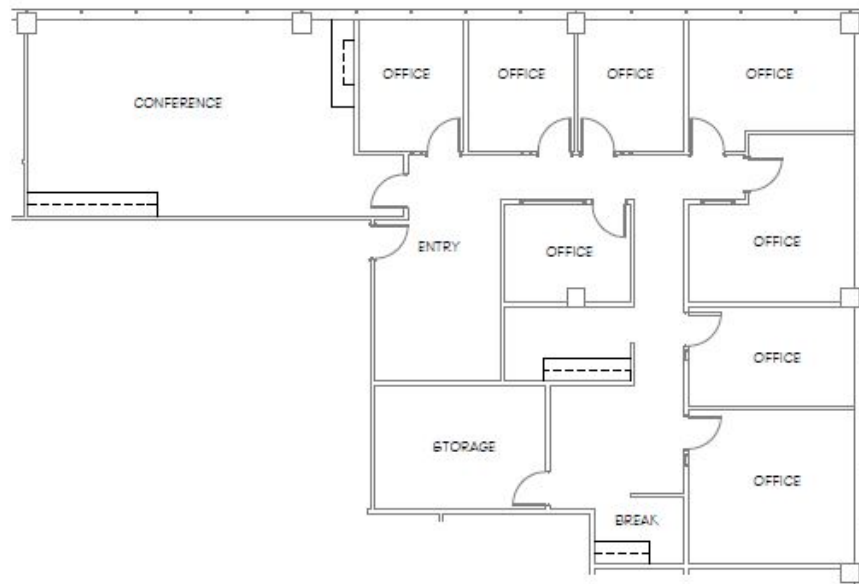
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Available Suites and Floor Plans

Suite 240 - 587 RSF



Suite 405 - 3,250 RSF



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