

FOR LEASE | CLEAR CREEK OFFICE PARK

4251 KIPLING STREET, WHEAT RIDGE



LEASE RATES | \$17.00 - \$18.00/SF

Property Summary

Building Size:	77,581 RSF
Parking:	3 : 1,000
Space Available:	Suite 190 - 1,375/RSF
Lease Rate:	\$17.00-\$18.00/RSF
Year Built:	1982
Stories:	Five (5)

For more information, please contact:

Rick Giarratano	Mike Lindquist	John Fairbairn
T: 303.226.4765	T: 303-226-4768	T: 303.226.4764
rick@denverofficespace.com	mike@denverofficespace.com	john@denverofficespace.com

2696 S. Colorado Blvd | Suite 320 | Denver, CO 80222 | 303-765-4344

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!**



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your need.

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Suite	RSF	Availability	Layout
190	1,375	3 days	Reception, exterior offices, kitchen w/ sink



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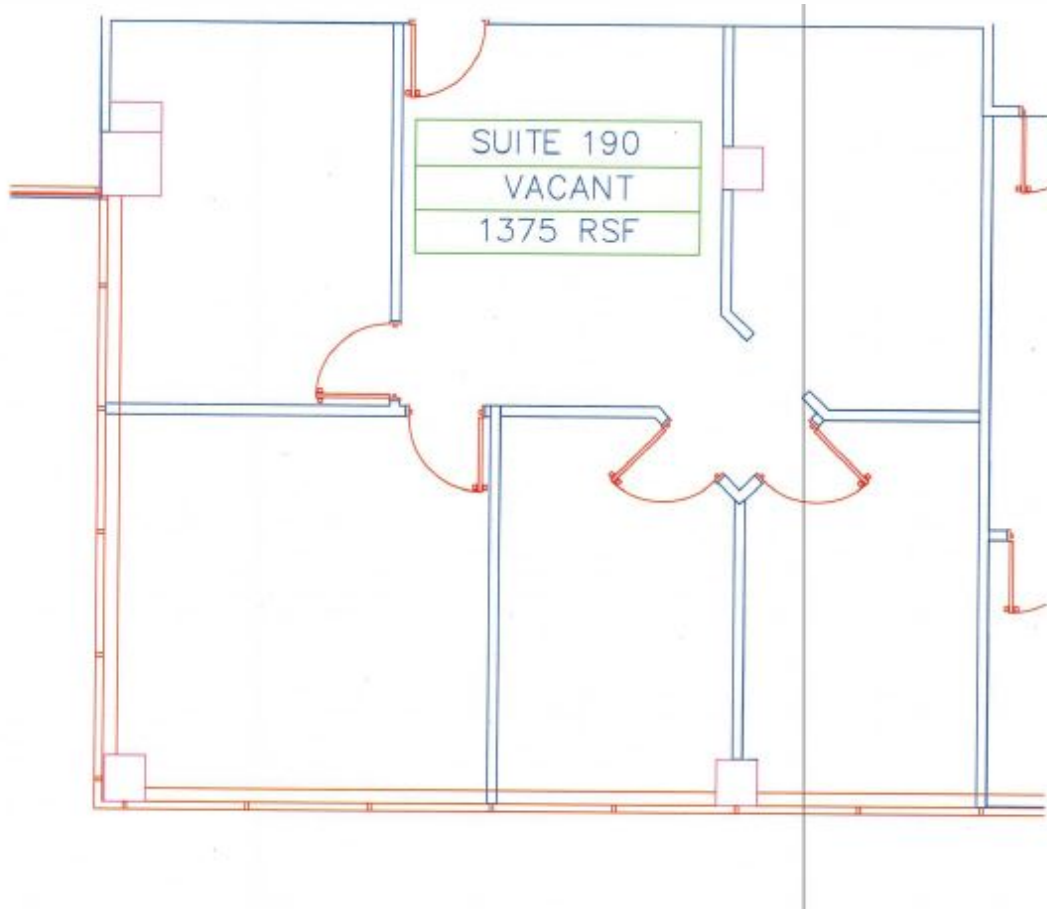
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Available Suites and Floor Plans

Suite 190- 11,375 RSF



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