

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:	1,571-3,525/RSF
Lease Rate:	\$17.00-\$18.00/RSF
Year Built:	1982
Stories:	Five (5)

For more information, please contact:

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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!**



www.denverofficespace.com

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
310	1,967	Immediate	West facing-reception, 2 offices, kitchen with sink and open area
370	3,525	Immediate	5 interior offices, storage, large open area
515	1,571	6/30/18	4 offices, reception and breakroom



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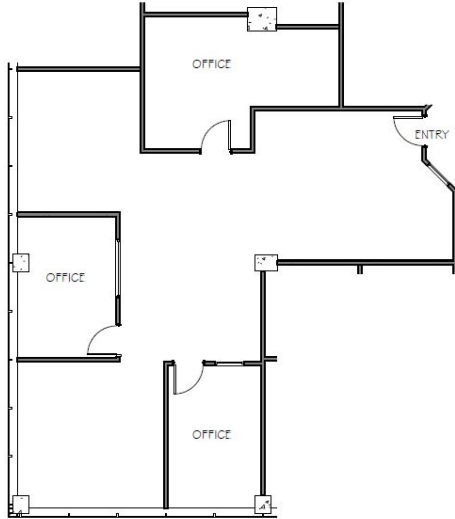
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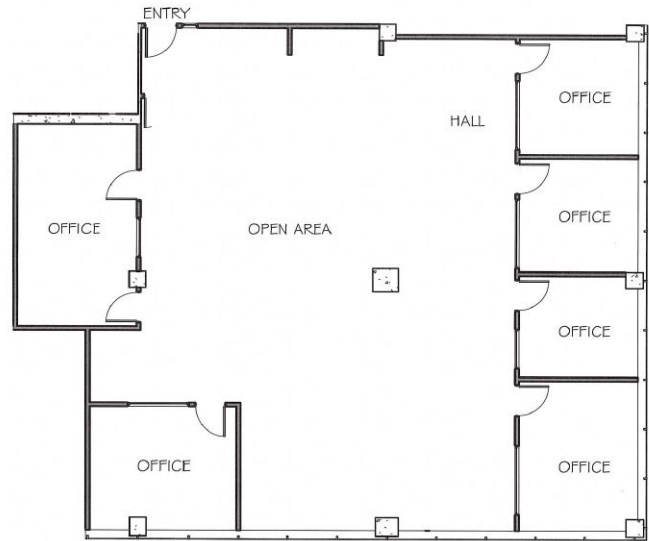
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Available Suites and Floor Plans

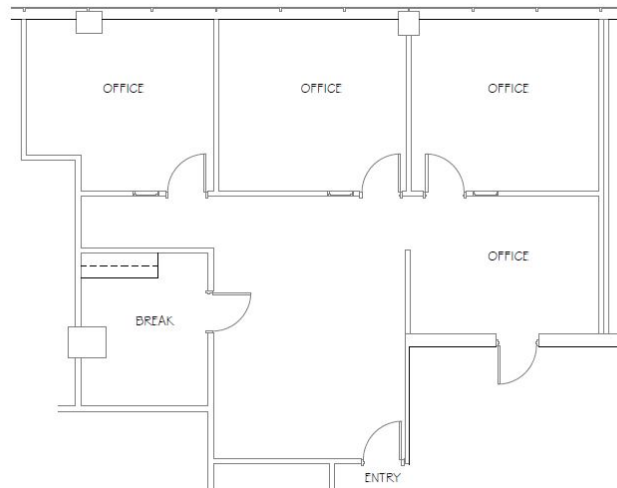
Suite 310 - 1,967 SF



Suite 370- 3,525 SF



Suite 515 - 1,571 SF



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