

# OFFICE LEASE



**SCOTT A. MARCUM**

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Marcum Commercial Advisors  
4860 Robb St.  
Suite 207  
Wheat Ridge, CO 80033

Loopnet / CoStar / Xceligent  
/ OfficeSpace.com

**SALES AND LEASING:**  
RETAIL, OFFICE , LAND



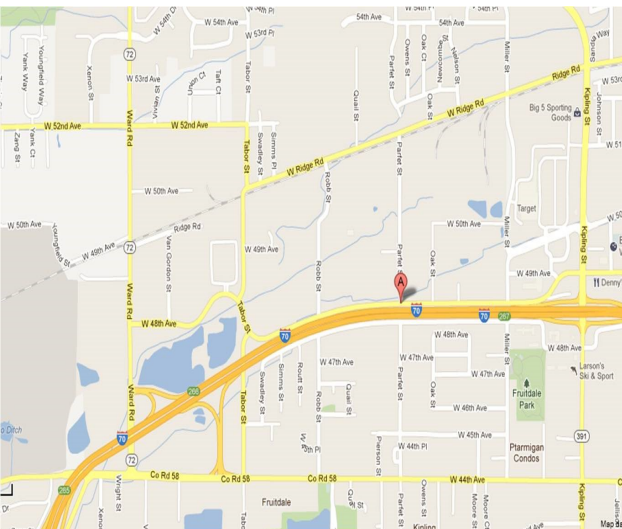
**4860 Robb St. OFFICE**

*\$15 FSG Rate\**

**1,308 - 3,606 SF**

**AMENITIES:**

- Suite 202 = 1,308 SF
- Suite 205 = 2,298 SF
- NEW Kitchenette w/ water
- Class C Office Building with Class A/B Finishes.
- 6 large Offices
- One large Conference Room
- Large Reception and Storage
- Open creative environment
- 2 door access to Common Area
- **LOCATION:** Near the North I-70 Frontage Rd. in Wheat Ridge, CO with easy access to Kipling St. & Ward Rd. via I-70. Well maintained
- Natural North and East exposure
- New carpet in Common Area
- Plenty of Parking
- Comcast & CenturyLink
- Flexible Terms
- Immediate Occupancy
- Great Location
- Local Ownership
- Easy access to I-70
- **LARGE Offices**
- **Low Traffic—Quiet**



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.