

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



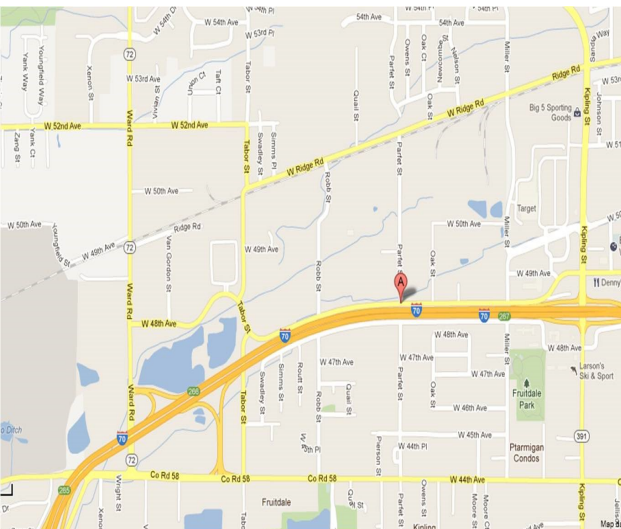
4860 Robb St. OFFICE

\$15 FSG Rate

2,025 SF

AMENITIES:

- Suite 102 = 2,025 SF
- Largest Contiguous = 2,025 SF
- Class C Office Building with Class A/B Finishes.
- 4 large Offices
- One large Conference Room
- Large Reception and Storage
- Common Area Restrooms
- Private Entrance
- **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 West Exposure
- New carpet in Common Area
- Plenty of Parking
- Comcast & CenturyLink
- Flexible Terms
- Immediate Occupancy
- Great Location
- Local Ownership
- Easy access to I-70
- Low Traffic—Quiet
- Enterprise Zoned
- HUB Zoned



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.