

FOR LEASE 6,171 SF

9500 W. 49th Avenue, Unit B-103  
Wheat Ridge, CO 80033

I-70 Business Park is a first-class business park located at I-70 and Independence offering excellent access, visibility and signage opportunities. This heavily landscaped business park offers office, showroom and flex spaces with flexible layout opportunities and a diverse tenant mix.

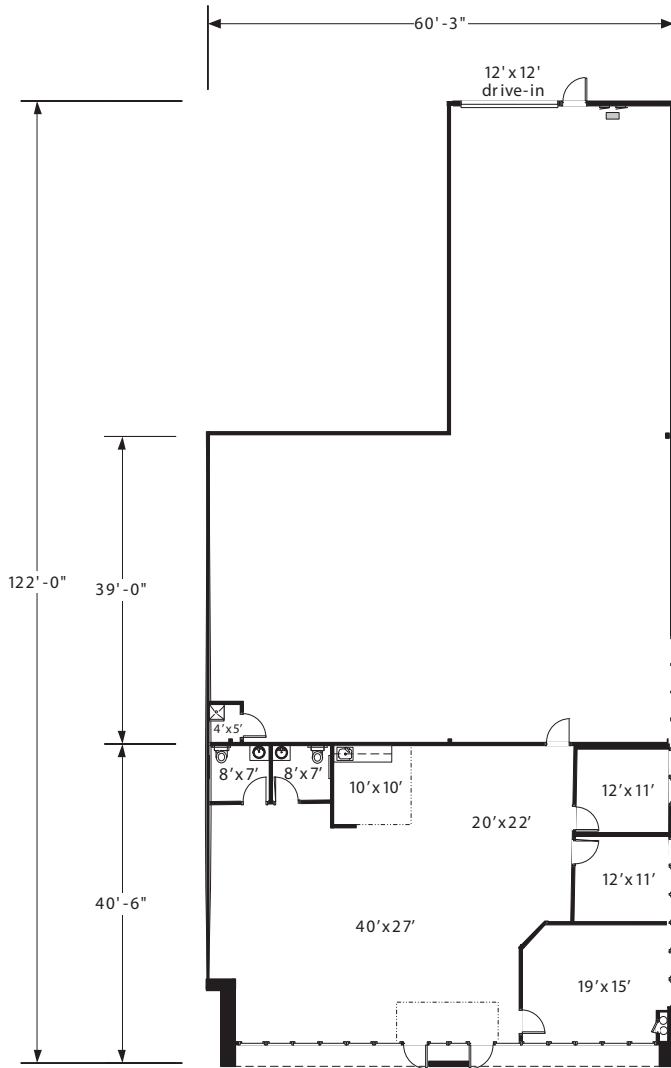
## Highlights

<b>Available:</b>	May 1, 2018
<b>Available SF:</b>	6,171 SF
<b>Office SF:</b>	2,581
<b>Warehouse SF:</b>	3,590
<b>Base Rent:</b>	\$11.00/SF
<b>2018 NNN:</b>	\$5.46/SF
<b>Monthly Rent:</b>	\$8,464.56
<b>Number of Docks:</b>	None (0)
<b>Drive-In:</b>	One (1) - 12' x 12'
<b>Clear Height:</b>	16'-0"
<b>Parking:</b>	2.9:1,000
<b>Sprinkler:</b>	Yes/Wet
<b>Power:</b>	200 Amp, 277/480 Volt (Rated at 125 Amps), 120/208 Volt, 125 Amps
<b>Zoning:</b>	PID



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## Space Plan



## Broker Contact

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