



**BENCHMARK**  
COMMERCIAL REAL ESTATE



Sublease  
**\$10.00/FSG**  
**3,000 SF**  
Expires 12/31/26

8995 W. 44th Ave  
Wheat Ridge, CO 80033



**BENCHMARK**  
COMMERCIAL REAL ESTATE



✨ **DISCOVER AFFORDABLE OFFICE OPPORTUNITY IN WHEAT RIDGE!** ✨

**UNLOCK THE POTENTIAL OF PRIME OFFICE SPACE IN WHEAT RIDGE NEAR I-70 AND BETWEEN WADSWORTH BLVD AND KIPLING STREET. NESTLED IN A THRIVING BUSINESS HUB, THIS 2ND FLOOR SUBLEASE OFFERS A RARE OPPORTUNITY FOR BUSINESSES SEEKING A STRATEGIC Foothold. BOASTING A CONVENIENT LOCATION AND AMPLE SQUARE FOOTAGE, THIS SPACE IS IDEAL FOR COMPANIES LOOKING TO EXPAND OR ESTABLISH A PRESENCE IN THE WHEAT RIDGE AREA. WITH FLEXIBLE LEASING TERMS AND BELOW MARKET RATE, NOW IS THE TIME TO SEIZE THIS GOLDEN OPPORTUNITY AND ELEVATE YOUR BUSINESS TO NEW HEIGHTS.**

**PROPERTY USE**

OFFICE

**LOCATION**

2ND FLOOR

**PROPERTY SIZE**

3.000 SF

**OFFICES**

3 PRIVATE, 3 HUDDLE ROOMS

**FURNITURE**

NEGOTIABLE

**PARKING**

FREE SURFACED

**TERM**

THROUGH 12/31/2026

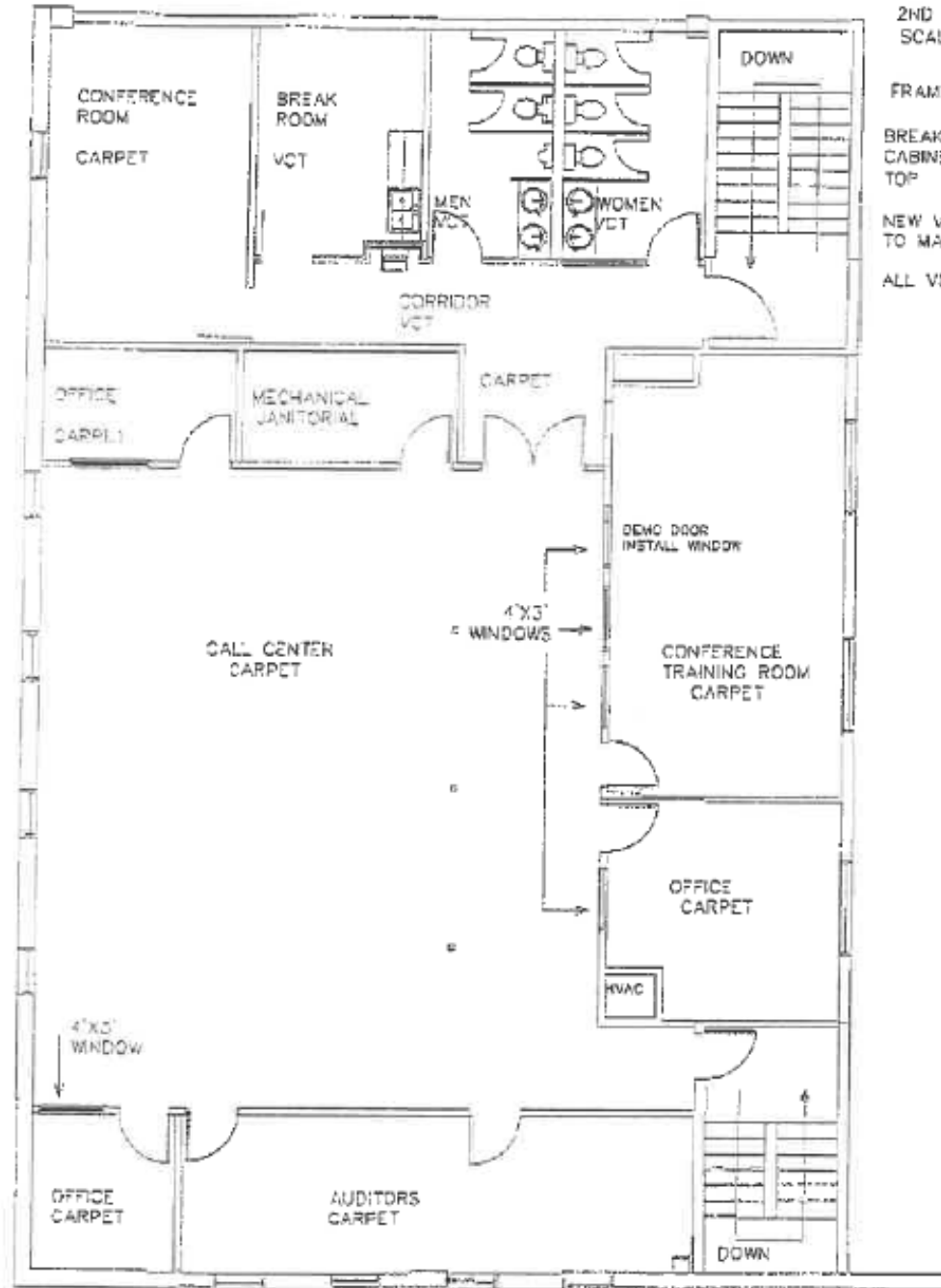
**RATE**

\$10.00/FSG

**FLEXIBLE TERMS**

YES

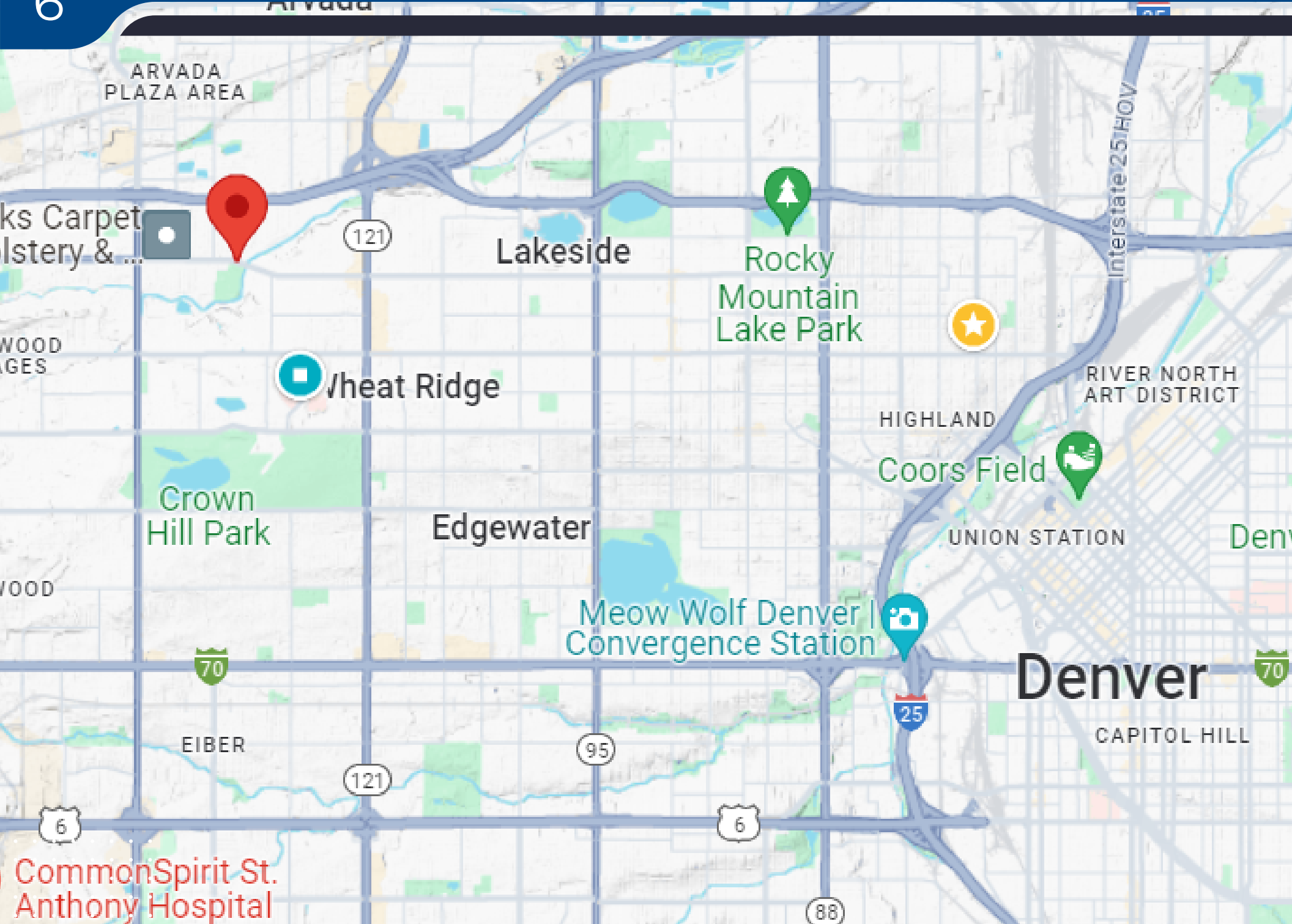




2ND FLOOR PLAN:  
SCALE 3/32" = 1'

FRAMING NOTES:

- BREAK ROOM / NEW LOWER AND UPPER CABINETS, 6" IN LENGTH NEW COUNTER TOP
- NEW VCT IN MEN AND WOMENS RESTROOMS TO MATCH CORRIDOR
- ALL VCT TO BE STRIPPED AND RE WAXED



ks Carpet  
lstery & ...



121

Lakeside

Rocky  
Mountain  
Lake Park

Interstate 25 HOV



Wheat Ridge



RIVER NORTH  
ART DISTRICT

HIGHLAND

Coors Field



UNION STATION

Crown  
Hill Park

Edgewater

Meow Wolf Denver |  
Convergence Station



Denver

70

70

EIBER

95

25

121

6

CAPITOL HILL

6

88

CommonSpirit St.  
Anthony Hospital

# CONTACT US



**Jason Bollhoefner**

303.395.0116

Jason@crebenchmark.com



**Bart Allen**

303.395.0113

bart@crebenchmark.com



**BENCHMARK**  
COMMERCIAL REAL ESTATE