



BENCHMARK
COMMERCIAL REAL ESTATE



Sublease
\$15.00/FSG
3,000 SF
Expires 12/31/28

8995 W. 44th Ave
Wheat Ridge, CO 80033



☀️ **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**

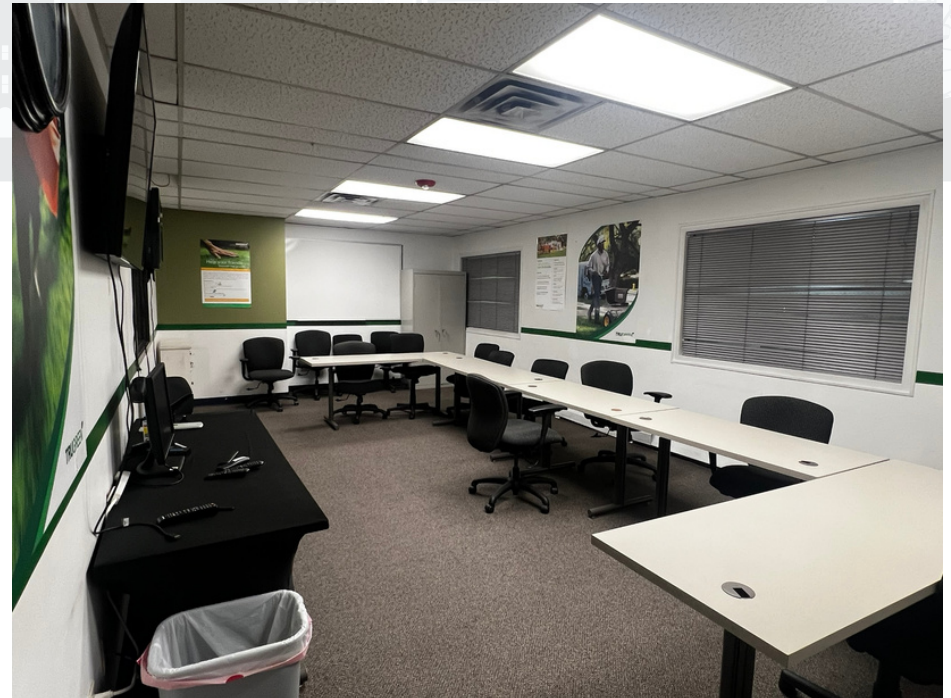
THROUGH 12/31/2028

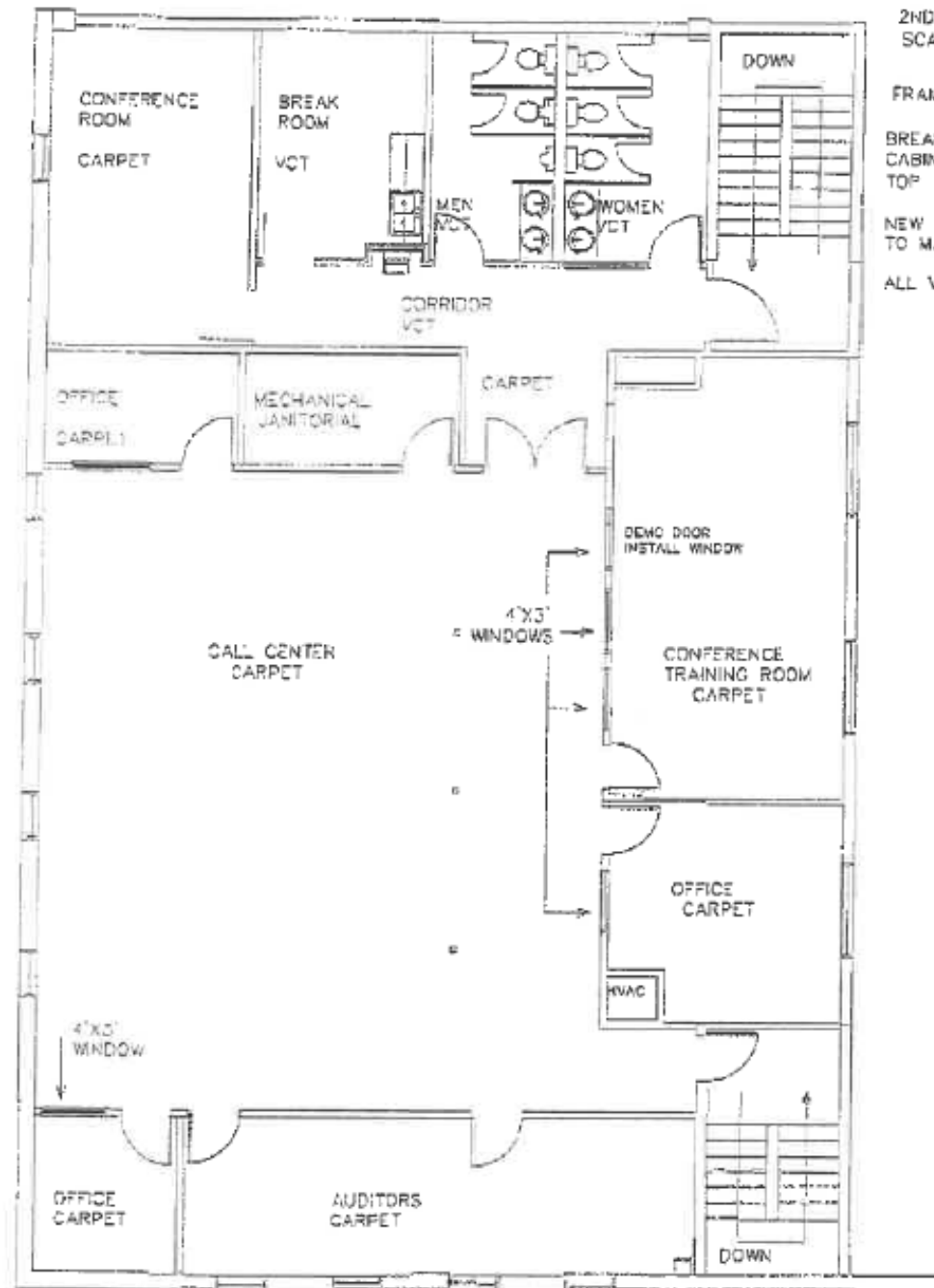
**RATE**

\$15.00/FSG

**FLEXIBLE TERMS**

YES





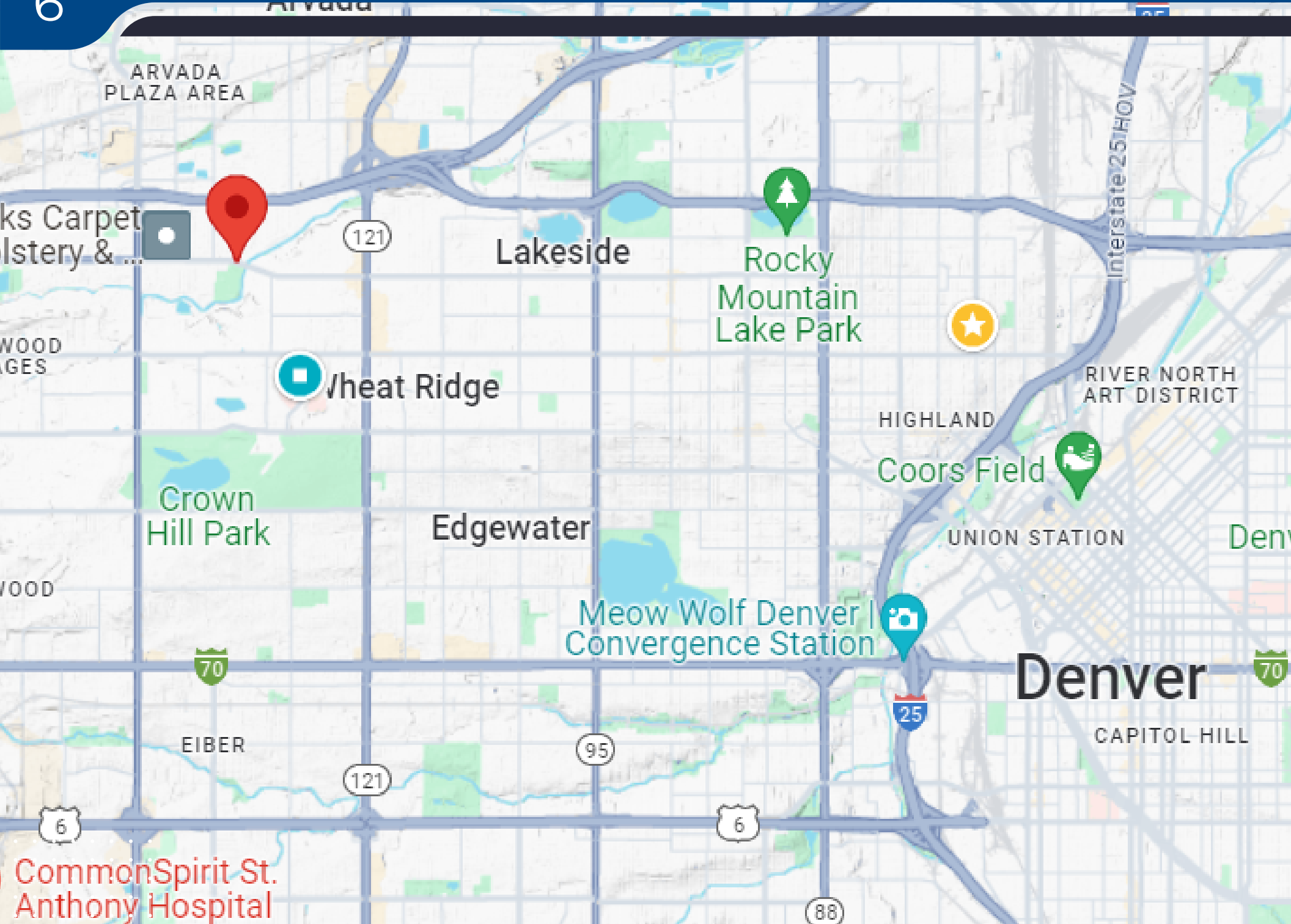
2ND FLOOR PLAN:
SCALE 3/32" = 1'

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



CONTACT US



Jason Bollhoefner

303.395.0116

Jason@crebenchmark.com



Bart Allen

303.395.0113

bart@crebenchmark.com



BENCHMARK
COMMERCIAL REAL ESTATE