

UNDER NEW OWNERSHIP

8805 W. 14th AVENUE
Lakewood, Colorado 80215



PROPERTY SPECIFICATIONS

- New Aggressive Local Ownership
- Located Conveniently at Colfax & Garrison
- Abundant Parking
- Walking Distance to Colfax Bus Lines
- Walking Distance to Garrison Light Rail
- Full Medical Build Out TI Packages Available
- Creative Outside the Box Approach to Deals

PROPERTY FEATURES

Lease Rate:	See Page 2	Building Size:	30,048 SF
Available SF:	810-1,015 SF	Year Built:	1980
Lease Term:	1-10 Years	Stories:	3
Tenant Improvement:	Negotiable	Elevator:	Yes
Access:	Colfax & Garrison	Parking Ratio:	5:1,000

***Full tenant improvement packages available (large TI packages will impact rate)**

FOR MORE INFORMATION CONTACT:

T. BLAKE ROGERS

tblakerogers@gcgcre.com | 720.476.5227

TIM P. ROGERS

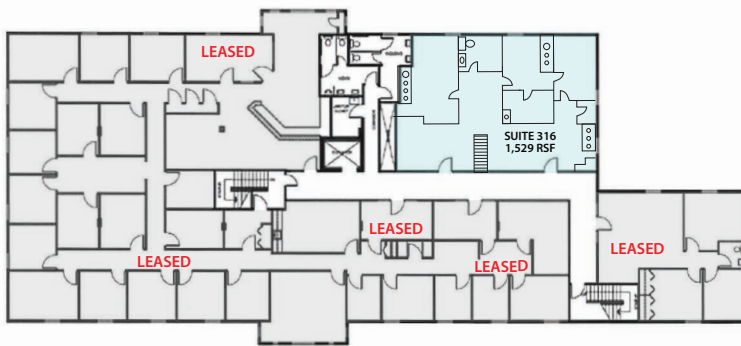
tprogers@gcgcre.com | 720.476.5225

AVAILABILITY

SUITE # SIZE DESCRIPTION

316 1,529 RSF 3 Exam Rooms with Sinks; 1 Office; 1 Restroom with Shower; Waiting Room; File Room

FLOOR 3



LEASE RATES

AS-IS

3 Year Term: \$12.00/SF FSG

5 Year Term: \$10.00/SF FSG

10 Year Term: \$8.50/SF FSG

CARPET & PAINT & MINORTI

3 Year Term: \$14.00/SF FSG

5 Year Term: \$12.00/SF FSG

10 Year Term: \$10.00/SF FSG

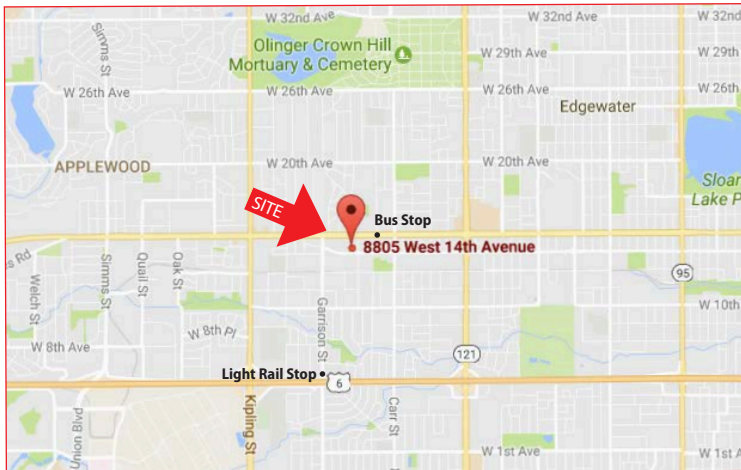
PERMITTED TENANT IMPROVEMENT

3 Year Term: \$16.50/SF FSG

5 Year Term: \$15.00/SF FSG

10 Year Term: \$13.50/SF FSG

*Custom Tenant Finish packages available



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GENESEE COMMERCIAL GROUP, LLC | 710 KIPLING STREET, SUITE 403 | LAKEWOOD, COLORADO 80215 | WWW.GCGCRE.COM