

FOR LEASE MEDICAL/OFFICE

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

TIM P. ROGERS tblakerogers@gcgcre.com 720.476.5227 tprogers@gcgcre.com 720.476.5225

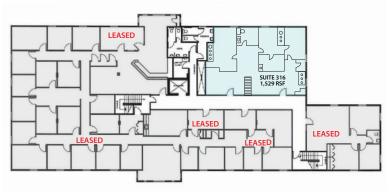
GENESEE COMMERCIAL GROUP, LLC 710 KIPLING STREET, SUITE 403 LAKEWOOD, COLORADO 80215 WWW.GCGCRE.COM



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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



W 32nd	W 32nd Ave	W 32nd AV ⁶	
W 29th	W 29th Ave	Olinger Crown Hill	Simms St
W 26th	W 26th Ave Edgewater	W 26th Ave	W 26th Ave
Sloan Lake P	W 20th Ave	W 20th Ave	APPLEWOOD
(95)	4th Avenue	Dus Stop	- Oak St Quall St Simms
W 10th	m	Sth Ay	2
		Light Rail Stop • 6 Corr st	- PA
W 1st A	W 1st Ave	Carr St Kipling St	Union Blvd

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 & MINOR TI					
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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