

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:	1,529 SF	Year Built:	1980
Lease Term:	1-3 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

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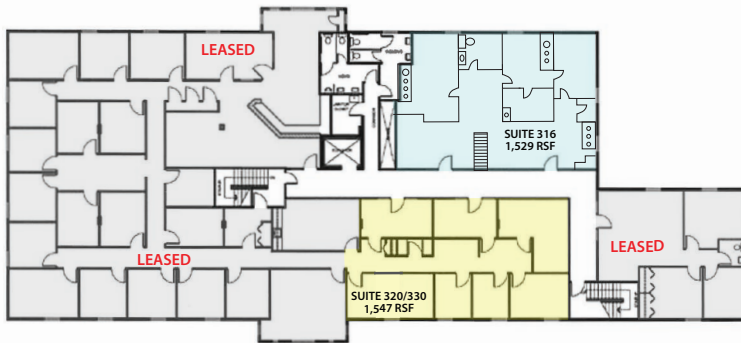
TIM P. ROGERS

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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
320/330	1,547 RSF	Reception; 6 Privates (4 on Glass); Kitchenette

FLOOR 3



LEASE RATES

AS-IS

3 Year Term: \$15.00/SF FSG

5 Year Term: \$13.50/SF FSG

10 Year Term: \$11.00/SF FSG

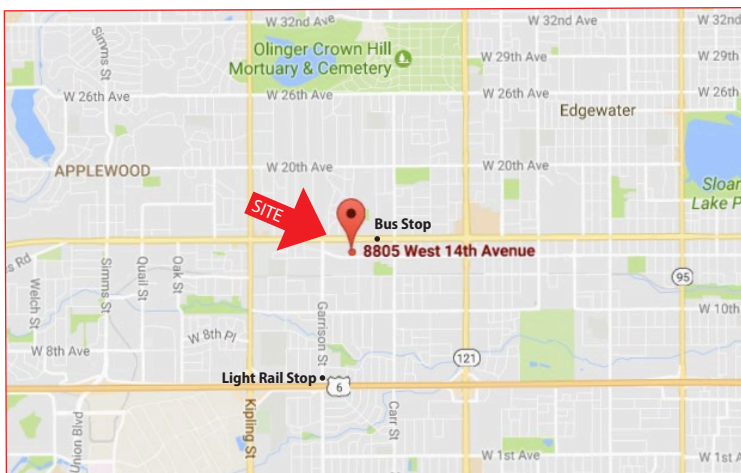
CARPET & PAINT & MINOR TI

3 Year Term: \$17.00/SF FSG

5 Year Term: \$15.00/SF FSG

10 Year Term: \$13.00/SF FSG

*Custom Tenant Finish packages available



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