



**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

<b>Lease Rate:</b>	\$15.50/RSF MG	<b>Building Size:</b>	30,048 SF
<b>Available SF:</b>	1,005 - 1,529	<b>Year Built:</b>	1980
<b>Lease Term:</b>	1-3 Years	<b>Stories:</b>	3
<b>Tenant Improvement:</b>	Negotiable	<b>Elevator:</b>	Yes
<b>Access:</b>	Colfax & Garrison	<b>Parking Ratio:</b>	5:1,000

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

### FOR MORE INFORMATION CONTACT:

**T. BLAKE ROGERS**

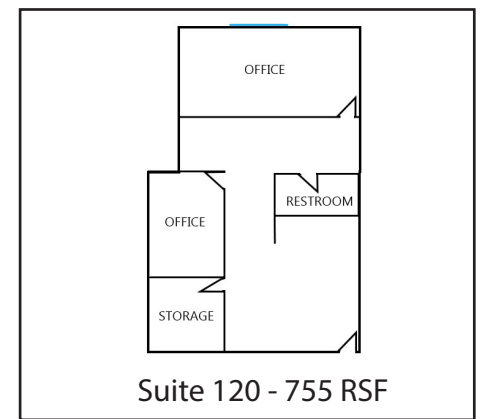
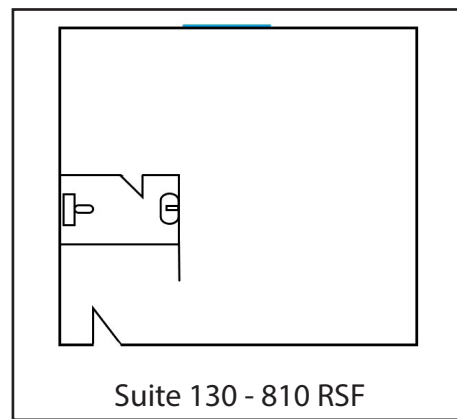
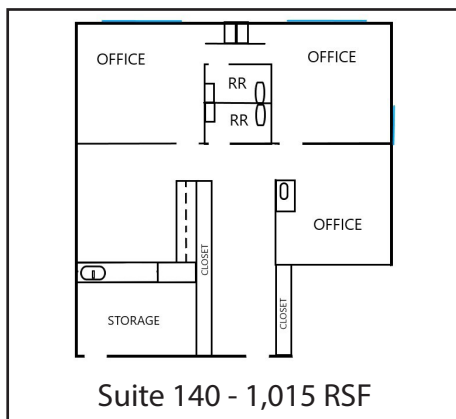
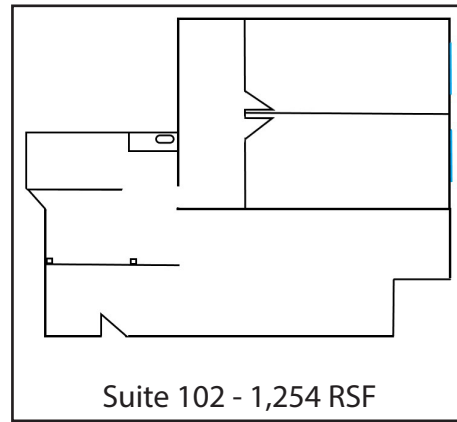
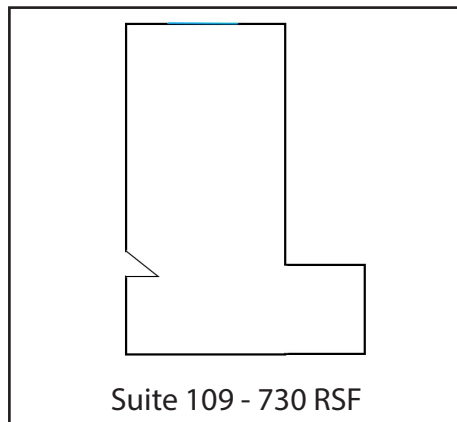
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**AVAILABILITY**

SUITE #	SIZE	DESCRIPTION
109	730 RSF	Large Open Office with Window. Perfect for Sole Practitioner.
120	755 RSF	2 Offices (1 on Glass); Restroom; Storage; Reception
130	810 RSF	Large Open Office with Restroom. Wall Can be Added to Create Two Private Offices.
140	1,015 RSF	3 Privates On Glass; Storage; Break Room; 2 Rest Rooms
102	1,254 RSF	3 Privates (2 on Glass); 2 Restrooms; Break Room; Storage Closet


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