



GENESEE
COMMERCIAL
GROUP, LLC

For Lease | Office

8805 W. 14th St.

Lakewood 80215

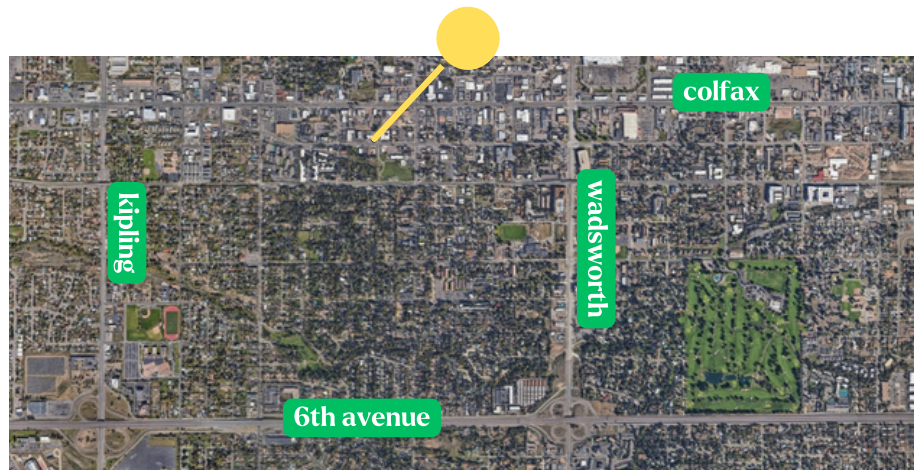


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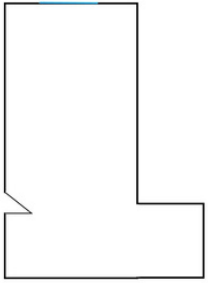
Leasing Specifications

Lease Rate: \$15.50/sf MG
 Available SF: 730 rsf - 1,254 rsf
 Parking: 5/1000
 Year Built: 1980
 Elevator: Yes
 Building Area: 30,048 sf
 Access: Colfax & Garrison
 Stories: 3
 Lease Term: 3 Yrs Minimum

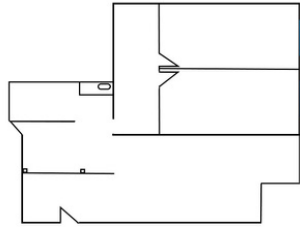


AVAILABILITY

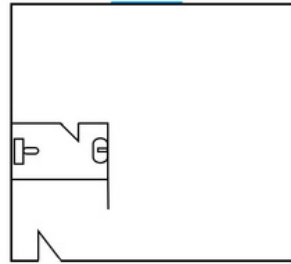
| SUITE # | SIZE | DESCRIPTION |
|---------|-----------|--|
| 109 | 730 RSF | LARGE OPEN OFFICE WITH WINDOW; PERFECT FOR SOLE PRACTITIONER |
| 120 | 755 RSF | 2 PRIVATES (1 ON GLASS); RESTROOM; STORAGE; RECEPTION |
| 130 | 810 RSF | LARGE OPEN OFFICE; RESTROOM; WALL CAN BE ADDED |
| 102 | 1,254 RSF | 3 LARGE PRIVATES ON GLASS; LARGE OPEN AREA; BREAK ROOM |



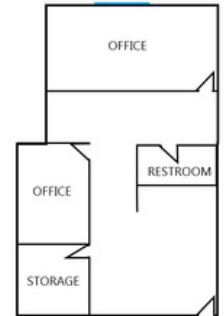
Suite 109
730 rsf



Suite 102
1,254 rsf



Suite 130
810 rsf



Suite 120
755 rsf

Property Summation



Abundant Food and Retail Options Nearby



Close Proximity to 6th Avenue



Less than 10 min commute to Foothills



Less than 15 min commute to CBD



Walking Distance to Light Rail & Bus



Abundant Parking



TI Packages Available



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