



GENESEE
COMMERCIAL
GROUP, LLC

For Lease | Office

8805 W. 14th St.

Lakewood 80215



T. Blake Rogers - 720.530.5788
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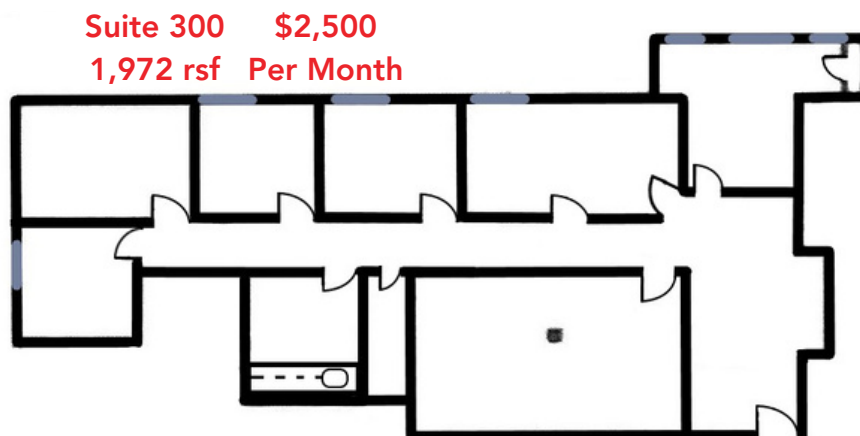
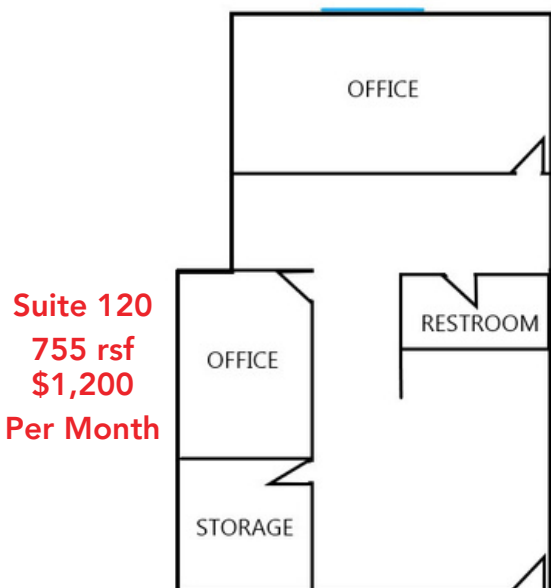
Leasing Specifications

Lease Rate:	See Page 2
Available SF:	755 rsf - 1,972 rsf
Parking:	5/1000
Year Built:	1980
Elevator:	Yes
Building Area:	30,048 sf
Access:	Colfax & Garrison
Stories	3
Lease Term:	3 Yrs Minimum

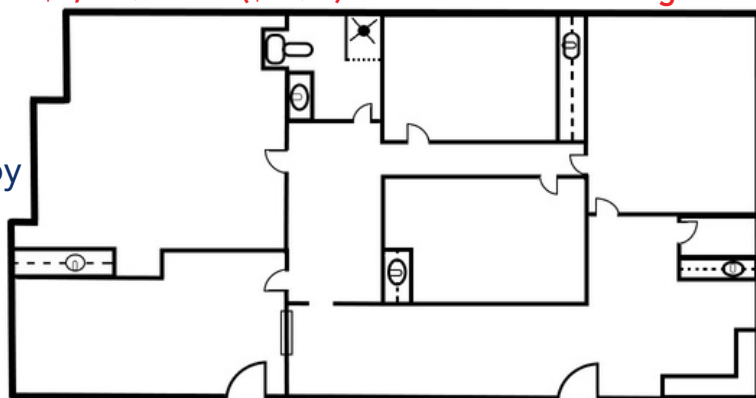


AVAILABILITY

SUITE #	SIZE	DESCRIPTION
120	755 RSF	2 PRIVATES (1 ON GLASS); RESTROOM; STORAGE; RECEPTION
300	1,972 RSF	6 PRIVATES (5 ON GLASS); CONF. ROOM; STORAGE; BREAK ROOM
316	1,529 RSF	3 EXAM ROOMS W/ SINKS; RECEPTION; BREAK ROOM; RESTROOM W/ SHOWER



Suite 316 -1,529 rsf
\$1,900/month (\$15/sf) - AS-IS
\$2,300/month (\$18/sf) - Carpet, Paint, Fixtures, Cabinets
\$2,800/month (\$22/sf) - All of Above + Moving Walls



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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