



11495 W. 8TH AVENUE #104
Lakewood, Colorado 80215



PROPERTY FEATURES

- Great Flex Space in tight West submarket
- Currently configured for 100% warehouse
- 3 bus-stops withing 100 yards
- Light Rail stop 1/3 mile away
- Numerous retail, restaurants and services nearby on Union and Colfax corridors
- Strong local ownership

BUILDING SPECIFICATIONS

Suite 104:	4,237 SF	Zoned:	M-G-S
Lease Rate:	\$13.00/SF NNN	Parking Ratio:	2.5:1,000
Expenses:	\$7.14/SF	Loading:	2x Drive-In Door 10x10
Configuration:	2,914 SF Office 1,323 SF WH	Clear Height:	17'
Year Built:	2007	Power:	To Be Verified

FOR MORE INFORMATION CONTACT:

TIM P. ROGERS

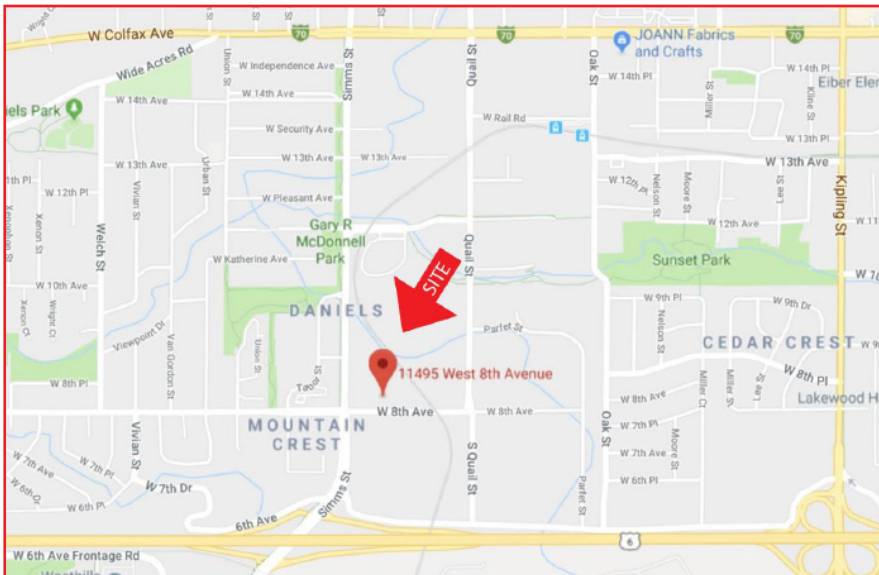
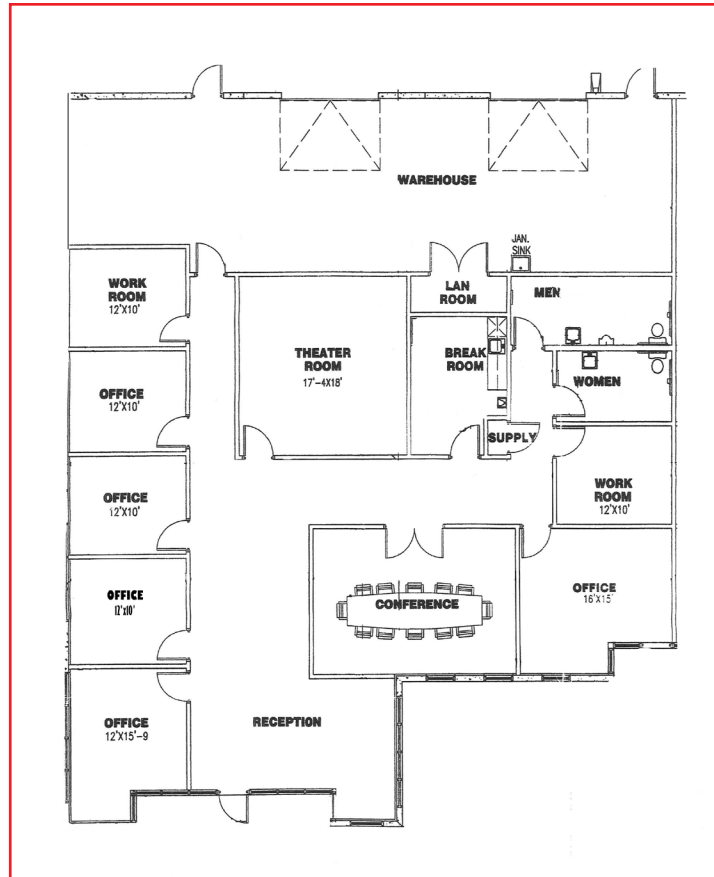
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