

**1111 W. 8TH AVE. UNIT A**

**LAKWOOD 80215**



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## Property Features

- ✓ New Carpet and Paint Throughout the Office Area.
- ✓ Private Entry into Office & Warehouse (front park/rear load)
- ✓ 4 Private Offices; Conf. Room; Reception; 2 Restrooms; Warehouse
- ✓ 3 Minute Drive to the Federal Center
- ✓ 12 Minute Drive to the Central Business District (downtown)

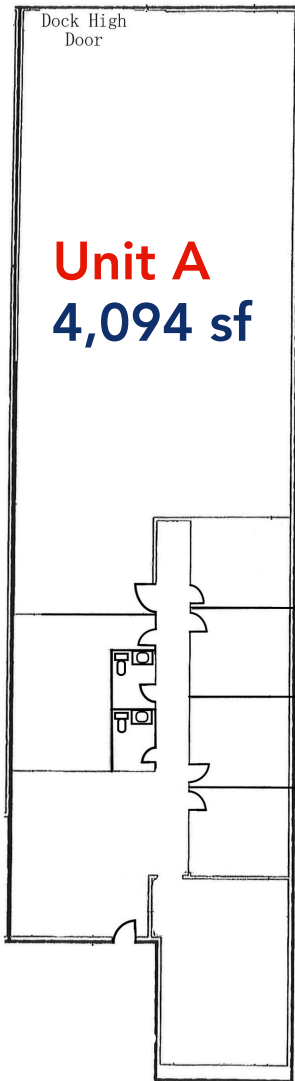
## Specifications Unit A

**Available SF:** 4,094 sf  
**Office SF:** 2,200 sf  
**W/H SF:** 1,894 sf

**Lease Rate:** \$10.35/sf NNN  
**NNN's:** \$7.04/sf  
**Monthly Rent:** \$5,932.88

**Power:** 650 Amps (tbv)  
**Configuration:** 53% Office  
**Clear:** 17'6"  
**Loading:** One (1) Dock High Door  
**Zoning:** Light Industrial  
**Restrooms:** 2

# FLOOR PLANS, PHOTOS & MAP



## Property Summation



Abundant Food and Retail Options Nearby



Professionally Managed Business Park



Dock High Loading Door



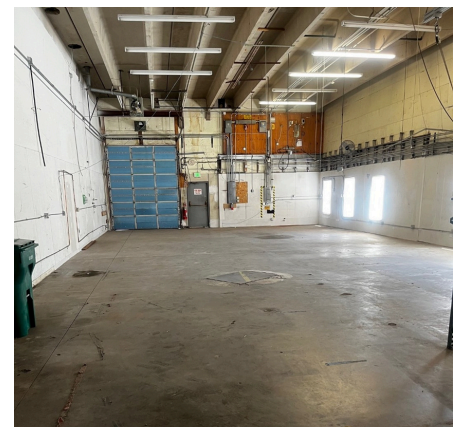
Ability to add Drive-In Door (Unit A)



Close Proximity to 6th Ave & I-70



Two Restrooms in Suite



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