

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

**LAKWOOD 80215**



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## **Specifications Unit B**

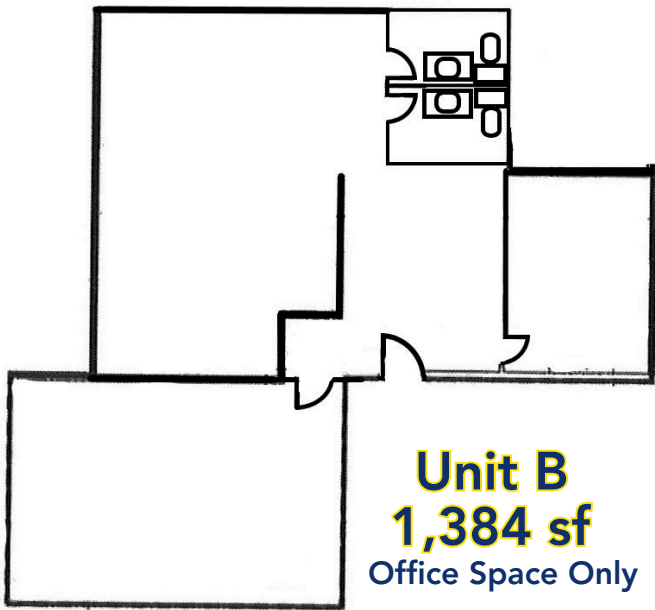
Available Office SF:	1,384sf
Year Built:	1976
Parking:	3:1
Lease Rate:	\$15.50/sf MG
Janitorial:	Not Included
Monthly Rent:	\$1,787.67
Access:	6th Ave/Simms
Restrooms:	Two (2)
Lease Term:	Three Years
Internet:	Comcast

## **Property Features**

- ✓ **New Carpet and Paint Throughout the Office Area**
- ✓ **Private Entry into the Office & Parking Directly in Front**
- ✓ **12 Minute Drive to the Central Business District (downtown)**
- ✓ **3 Minutes Drive to the Federal Center**
- ✓ **Private Office; Conference Room; Large Bullpen Area.**

# FLOOR PLANS, PHOTOS & MAP

## Property Summation



Abundant Food and Retail Options Nearby



Professionally Managed Business Park



Two Restrooms in the Suite



Centrally Located in West Office Market



Close Proximity to 6th Ave & I-70



Lakewood Enterprise Zone



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