

**8805 W. 14TH AVE
LAKEWOOD 80215**



LEASING SPECIFICATIONS

LEASE RATE: SEE PAGE 2
LEASE TERM: 3YR MINIMUM
STORIES: 3
PARKING: 5 / 1000
YEAR BUILT: 1980
ELEVATOR: YES
BUILDING AREA: 30,048 SF
ACCESS: COLFAX & GARRISON

MAP

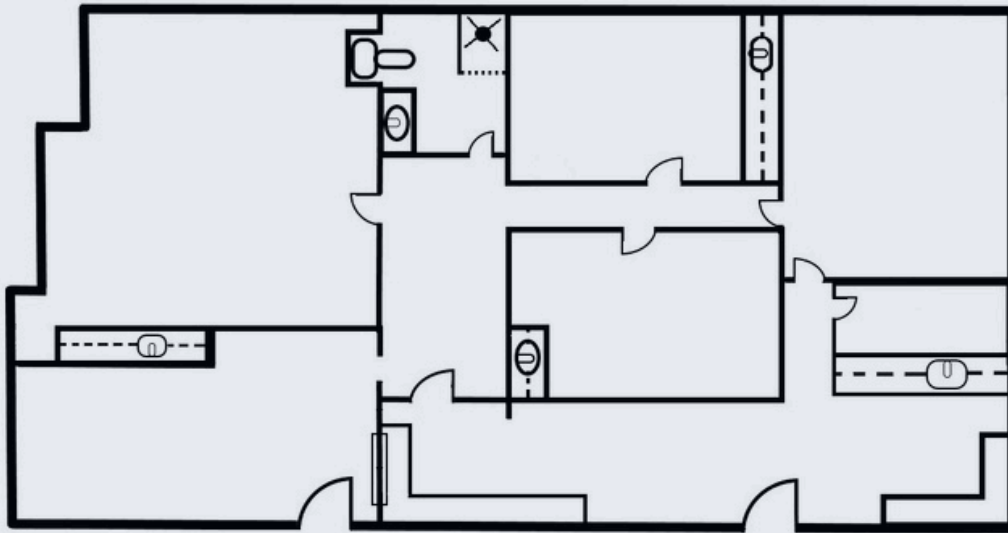


SUITE 316 = 1,529 RSF

LEASE RATES

- EXISTING TURNKEY MEDICAL BUILDOUT
- 3 TREATMENT ROOMS
- RECEPTION & WAITING ROOM
- OFFICE
- BREAK ROOM
- FULL RESTROOM WITH SHOWER

- \$1,900 / MONTH IN AS-IS CONDITION
- \$2,300 / MONTH CARPET, PAINT, FIXTURES & CABINETS
- \$2,800 / MONTH FULL REDESIGN



PROPERTY HIGHLIGHTS

ABUNDANT FOOD AND RETAIL OPTIONS NEARBY



CLOSE PROXIMITY TO I-70



LESS THAN 10 MIN COMMUTE TO FOOTHILLS



LESS THAN 15 MIN COMMUTE TO CBD



ELEVATOR SERVED



ABUNDANT PARKING



READY TO RENT CONDITION

