



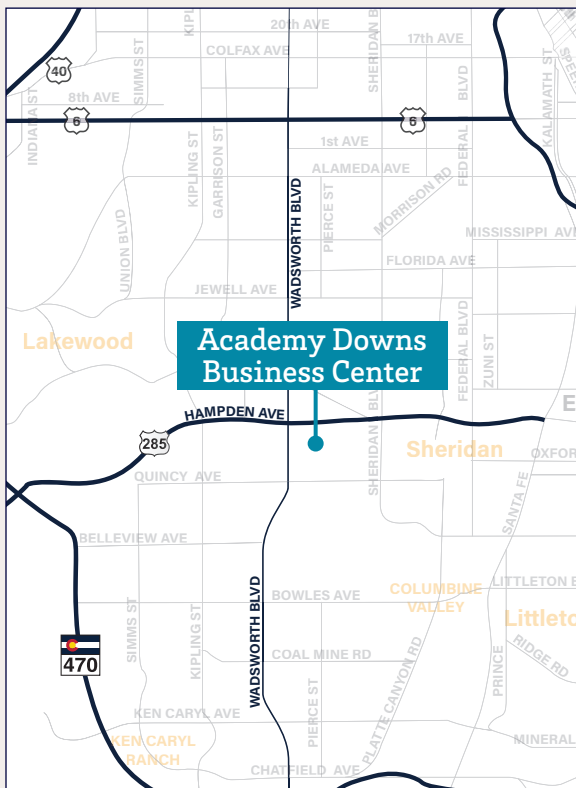
ACADEMY DOWNS

Business Center UNIT 240

6900-6950 West Jefferson Ave., Lakewood, CO 80235



FOR LEASE



Building Information

Building:	6950
Unit:	240
Size:	13,947 SF
Office:	5,784 SF
Warehouse:	8,163 SF
Available:	February 1, 2026
Clear Height:	12'-14'
Loading:	Dock-High & Drive-In
Parking Ratio:	3.48:1,000 SF
Zoning:	M-1 PD / M-E-S (Mixed Use - Employment - Suburban)
Lease Rate:	Contact Broker
NNN Expenses (2026):	\$6.51/SF

Colliers

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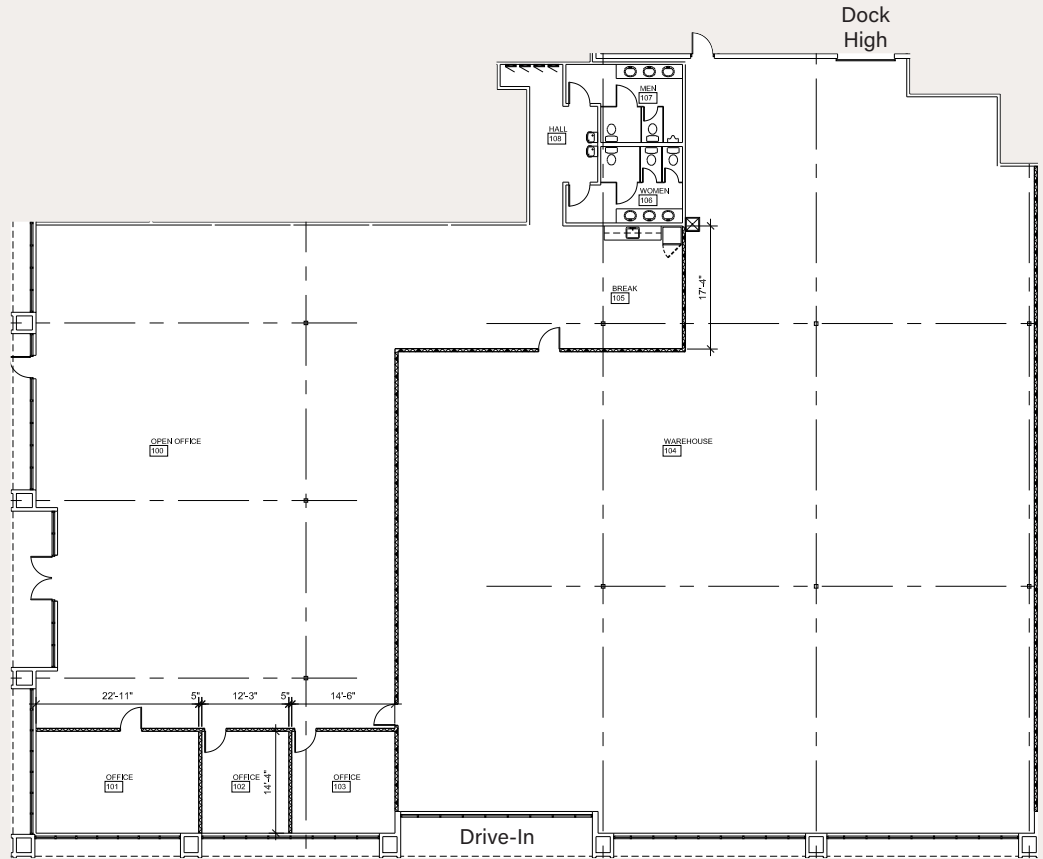
UNIT 240 FOR LEASE

ACADEMY DOWNS Business Center

6900-6950 West Jefferson Ave.
Lakewood, CO 80235

UNIT 240 13,947 SF

- New office space built from core/shell.
- High-end finishes.
- Fully temperature controlled.



Convenient
Hampden
Access



Heavy
power



Ample
parking



High-
speed
internet
access
available



Local
Management

Colliers

CONTACTS:

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