



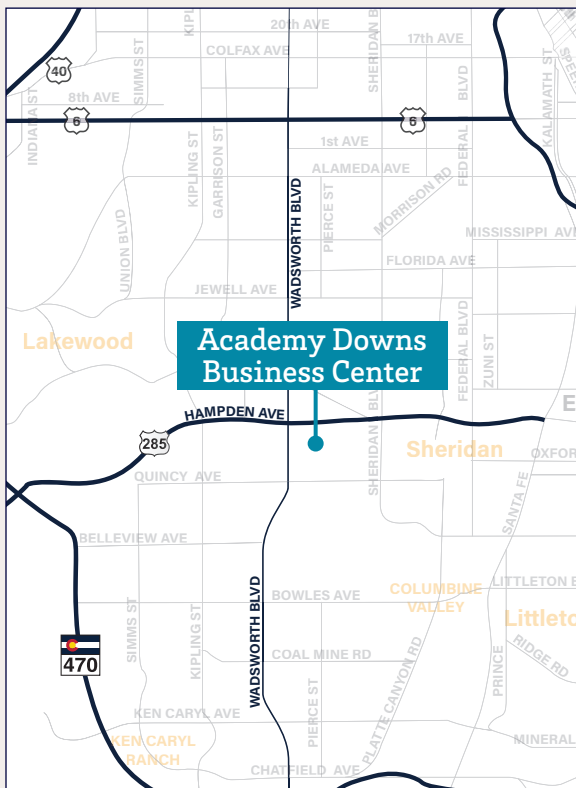
ACADEMY DOWNS

Business Center UNIT 230

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



FOR LEASE



Building Information

Building:	6950
Unit:	230
Size:	6,520 SF
Office:	2,157 SF
Warehouse:	4,363 SF
Available:	February 1, 2026
Clear Height:	12'-14'
Loading:	2 Dock-High - Can be ramped
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

NICK RICE
nick.rice@colliers.com
+1 720 833 4620

T.J. SMITH, SIOR
tj.smith@colliers.com
+1 303 283 4576

CODY SHEESLEY
cody.sheesley@colliers.com
+1 303 309 3520

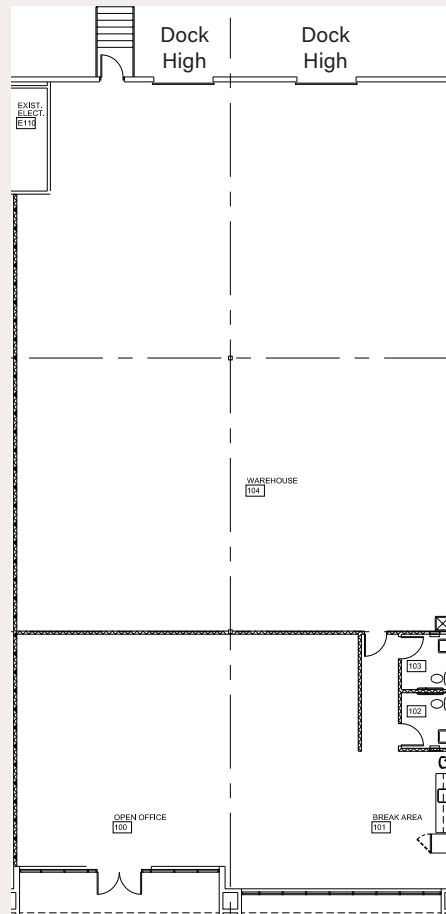
UNIT 230 FOR LEASE

ACADEMY DOWNS Business Center

6900-6950 West Jefferson Ave.
Lakewood, CO 80235

UNIT 230 6,520 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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4643 S. Ulster Street · Suite 1000 · Denver, CO 80237 · +1 303 745 5800 · FAX +1 303 745 5888 · colliers.com/denver
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