

**Approximately
20,000 or 50,000 SF**

Highly Visible Building / Land



10455 W. 6th Ave.

Lakewood, CO 80215



- Highly visible with convenient access to US 6
- Monument signage
- Security system
- Shower facilities
- 24 hour access
- Conferencing facility
- 5 minutes from foothills / 15 minutes from downtown
- Seller open to partial building sale

SALE PRICE:

Option 1 (Entire Building): \$6,500,000

Option 2 (Partial Building): Contact Broker

For Sale

**Approximately 20,000 SF
(East portion of building only)
50,924 SF (Total building)**

Floors	2 (Each 25,462 SF)
Lot Size	3 AC
Year Built	1973
Elevators	1
Parking	189 Surface (3.60/1,000 SF)
Zoning	C-R (Commercial-Regional) CLICK FOR FULL ZONING INFO

Dorit Fischer

303 565 3025

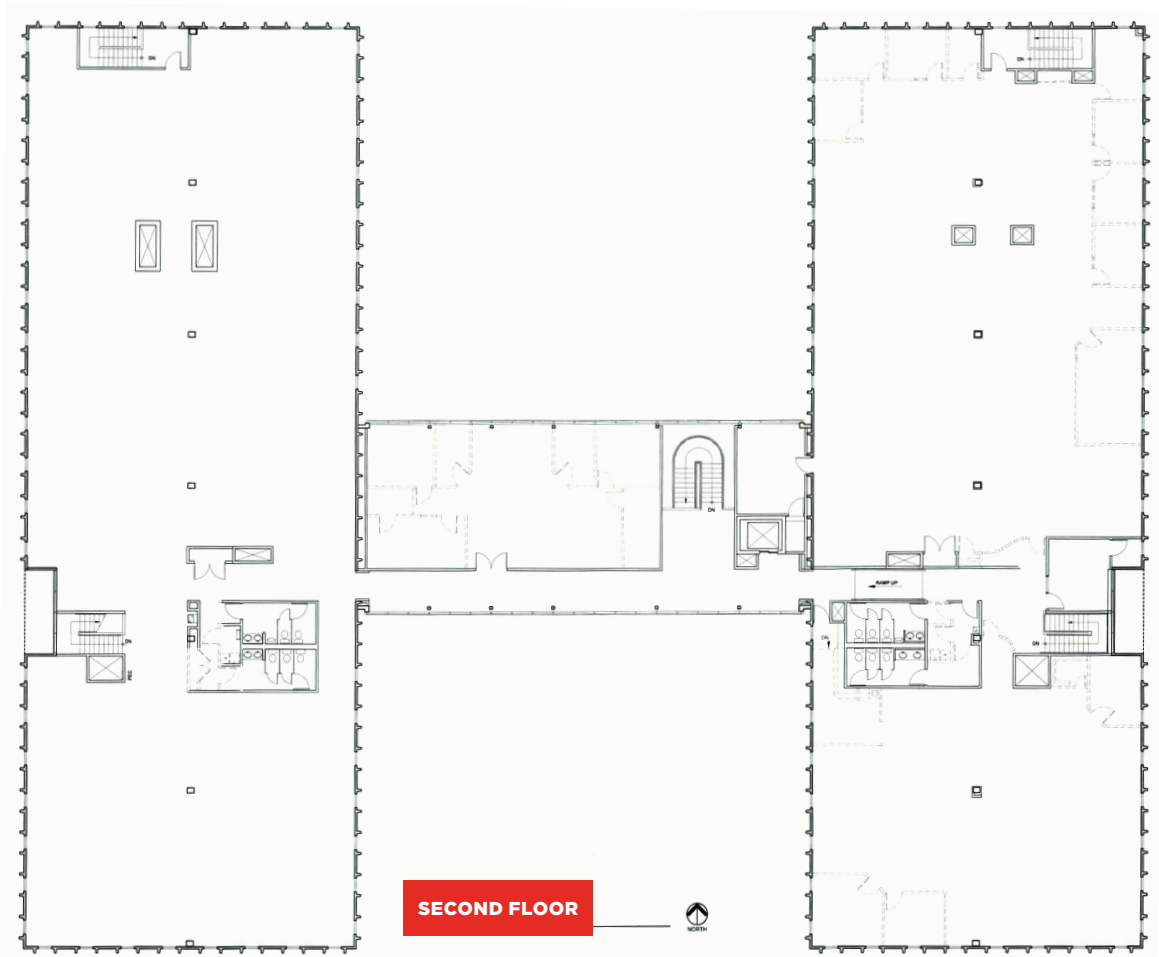
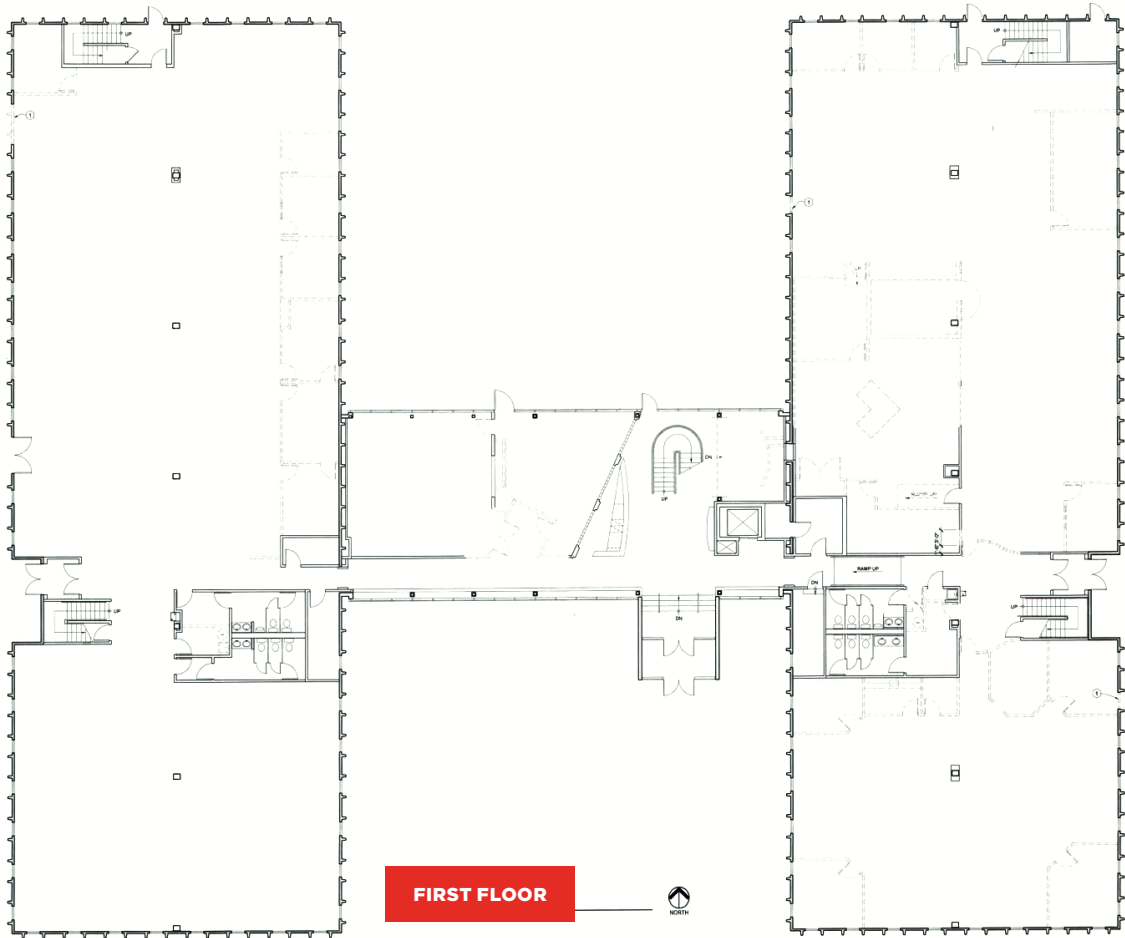
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Hayden Hirschfeld

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OPTION 1 50,924 SF (Total building)



OPTION 2 Approximately 20,000 SF (East portion of building only)



Conveniently located minutes from Green Mountain and Golden, with endless recreational activities available.

Property is also just a 15 minute drive on US Highway 6 to Downtown Denver.



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