



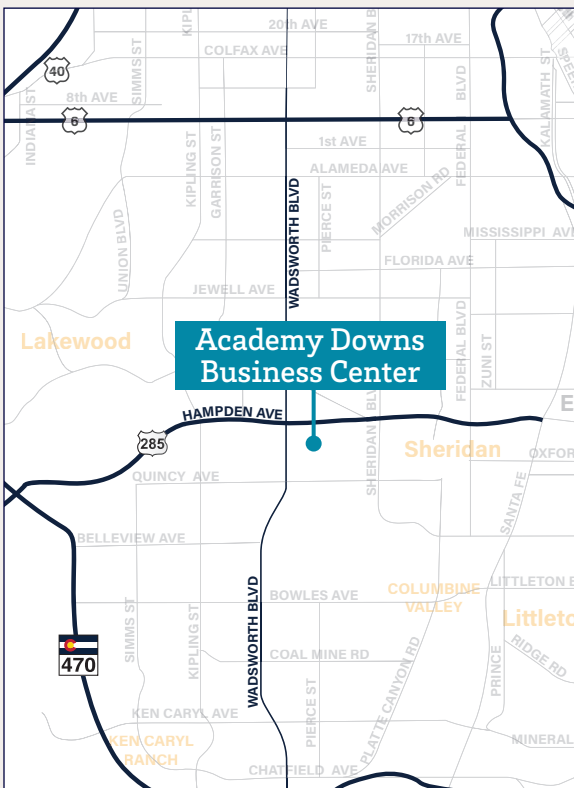
ACADEMY DOWNS

Business Center UNIT 220

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



FOR LEASE



Building Information

Building:	6950
Unit:	220
Size:	6,533 SF
Office:	3,183 SF
Warehouse:	3,350 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

