

FOR LEASE: AFFORDABLE FLEX SPACE WITH DRIVE-IN DOOR



Warehouse
Hotline

7711 W. 6TH AVE. UNIT #E

LAKEWOOD, CO



PROPERTY DETAILS:

Layout:	1,550 SF 65/35 Office Warehouse
Lease Rate:	\$2,228.13 per month
Clear Height:	11'
Drive-in door:	(1) 10'x10'
Heating:	Warehouse heated
Cooling:	AC in drop-down ceiling areas
Parking:	5 spaces

Others:

- With office and bathroom
- Excellent, central Denver (6th & Wadsworth)
- 3 to 5-year term offered

CONTACT:



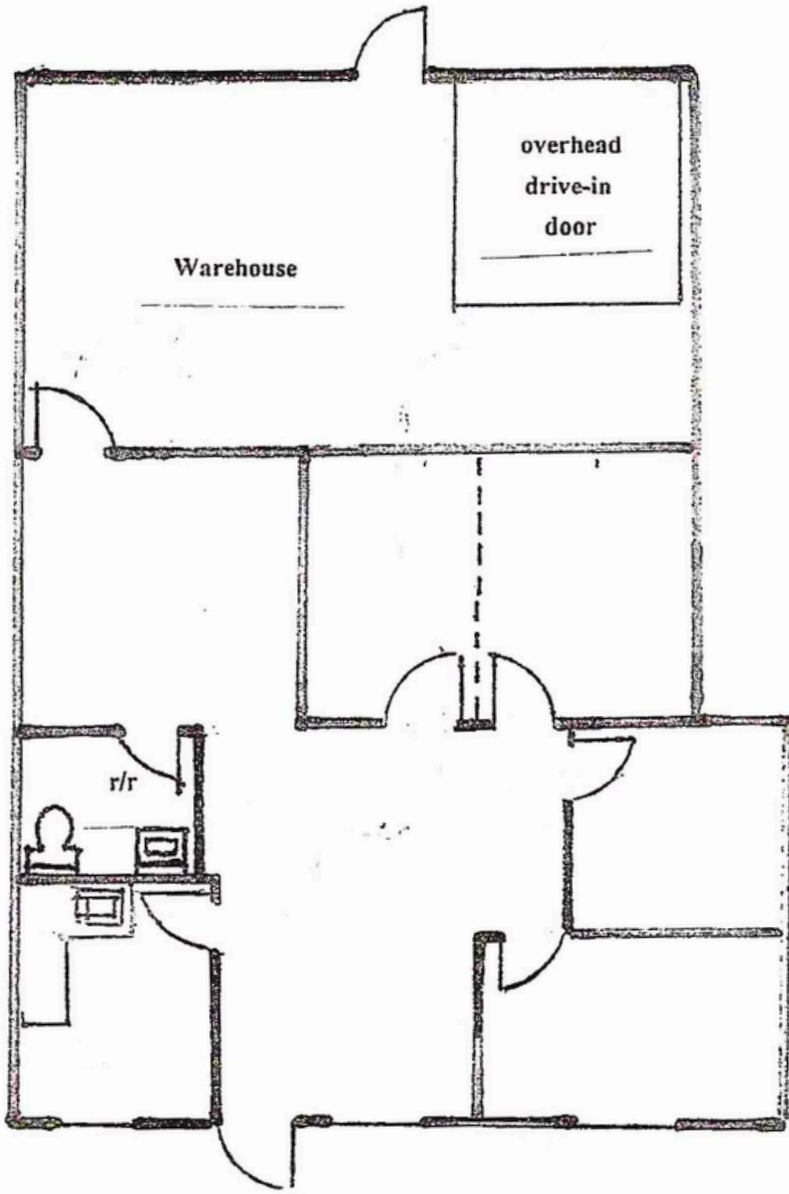
AVIVA SONENREICH
MANAGING BROKER
720-276-2717
aviva@warehousehotline.com



JOSH OAKLEY
BROKER ASSOCIATE
970-274-0077
josh@warehousehotline.com

The information contained herein was obtained from sources believed reliable; however, Warehouse Hotline makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

FLOOR PLAN



The floor plans provided are for informational purposes only and may not be to scale. While every effort has been made to ensure their accuracy, we cannot guarantee the completeness or correctness of the information presented. The floor plans are intended to give a general overview of the property layout and should not be relied upon as a definitive representation of the actual space.

RENT DETAILS:

Rent:

- \$11.50 / SF = \$1,485.42

2025 NNN:

- \$5.75 a SF = \$742.71

Total Lease Rate:

- **\$2,228.13 per month**

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LOCATION BENEFITS:

- Prime Lakewood Location just off 6th Ave & Wadsworth
- Excellent Highway Access – north, south, east, and west
- Minutes to I-70, US-6, and I-25 for seamless connectivity
- Easy access to Downtown Denver and the western suburbs
- Surrounded by retail, dining, and service amenities

2 MIN

TO 6TH & WADSWORTH
INTERCHANGE

8 MIN

TO I-70

10 MIN

TO DOWNTOWN
DENVER

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