

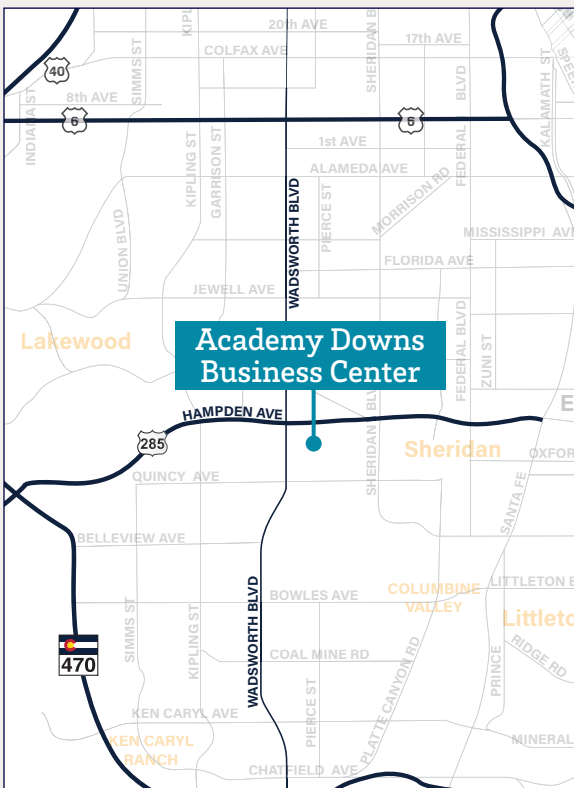


# ACADEMY DOWNS Business Center UNIT 250

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



## FOR LEASE



### Building Information

Building:	6950
Unit:	250
Size:	27,000 SF
Office & Warehouse:	Can be demised to 6,900 SF
Available:	Immediately
Loading:	1 Dock High & 4 Knockouts
Clear Height:	12'-14'
Parking Ratio:	3.48:1,000 SF
Zoning:	M-1 PD / M-E-S (Mixed Use - Employment - Suburban)
Lease Rate:	Contact Brokers
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

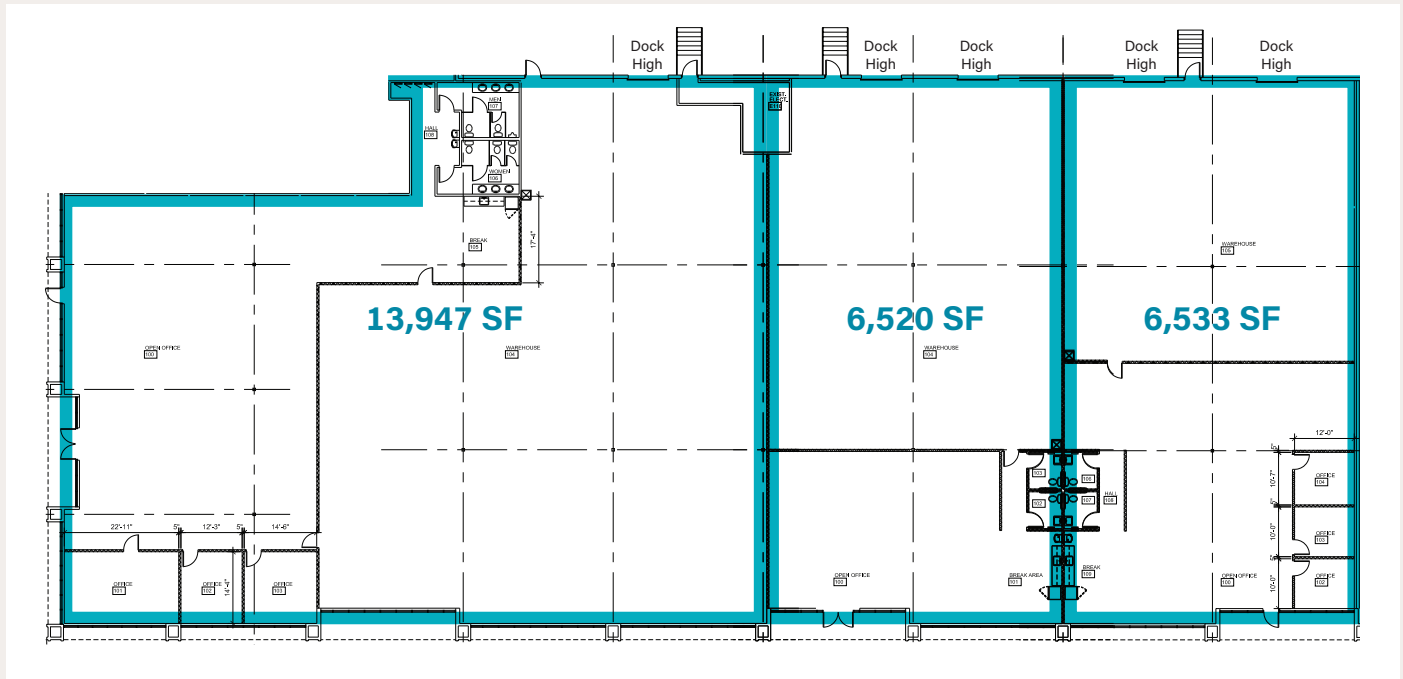
# UNIT 250 FOR LEASE

## ACADEMY DOWNS Business Center

6900-6950 West Jefferson Ave.  
Lakewood, CO 80235

**UNIT 250**  
**27,000 SF**

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



*New layout can be leased together or individually.*



Convenient  
Hampden  
Access



Heavy  
power



Ample  
parking



High-  
speed  
internet  
access  
available



Local  
Management

# Colliers

### CONTACTS:

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nick.rice@colliers.com  
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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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