

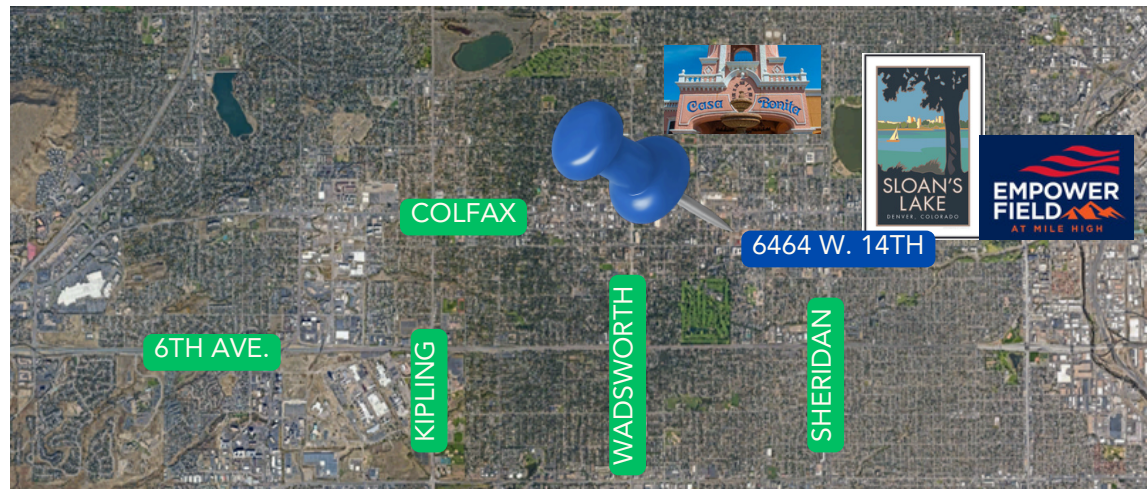
**6464 W 14TH
LAKEWOOD 80214**



LEASING SPECIFICATIONS

MAP

LEASE RATE: \$14.50/SF MG
LEASE TERM: 3YR MINIMUM
STORIES: 2
PARKING: 6.6 / 1,000
YEAR BUILT: 1980
ELEVATOR: NO
BUILDING AREA: 10,064 SF
ACCESS: COLFAX & LAMAR



PROPERTY HIGHLIGHTS

ABUNDANT FOOD AND RETAIL OPTIONS NEARBY



CLOSE PROXIMITY TO 6TH AVE



LESS THAN 10 MIN COMMUTE TO FOOTHILLS



LESS THAN 15 MIN COMMUTE TO CBD



ELEVATOR SERVED



ABUNDANT PARKING



READY TO RENT CONDITION



SUITE 100 = 1,440 RSF

- TWO LARGE ROOMS
- WINDOWS SURROUND
- SINK/KITCHENETTE
- GARDEN LEVEL
- **\$1,740 PER MONTH**

