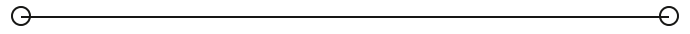


**LEASE**

**9600 W. Jewell Ave.**

**SUITES 1 & 2**

Lakewood, CO 80232

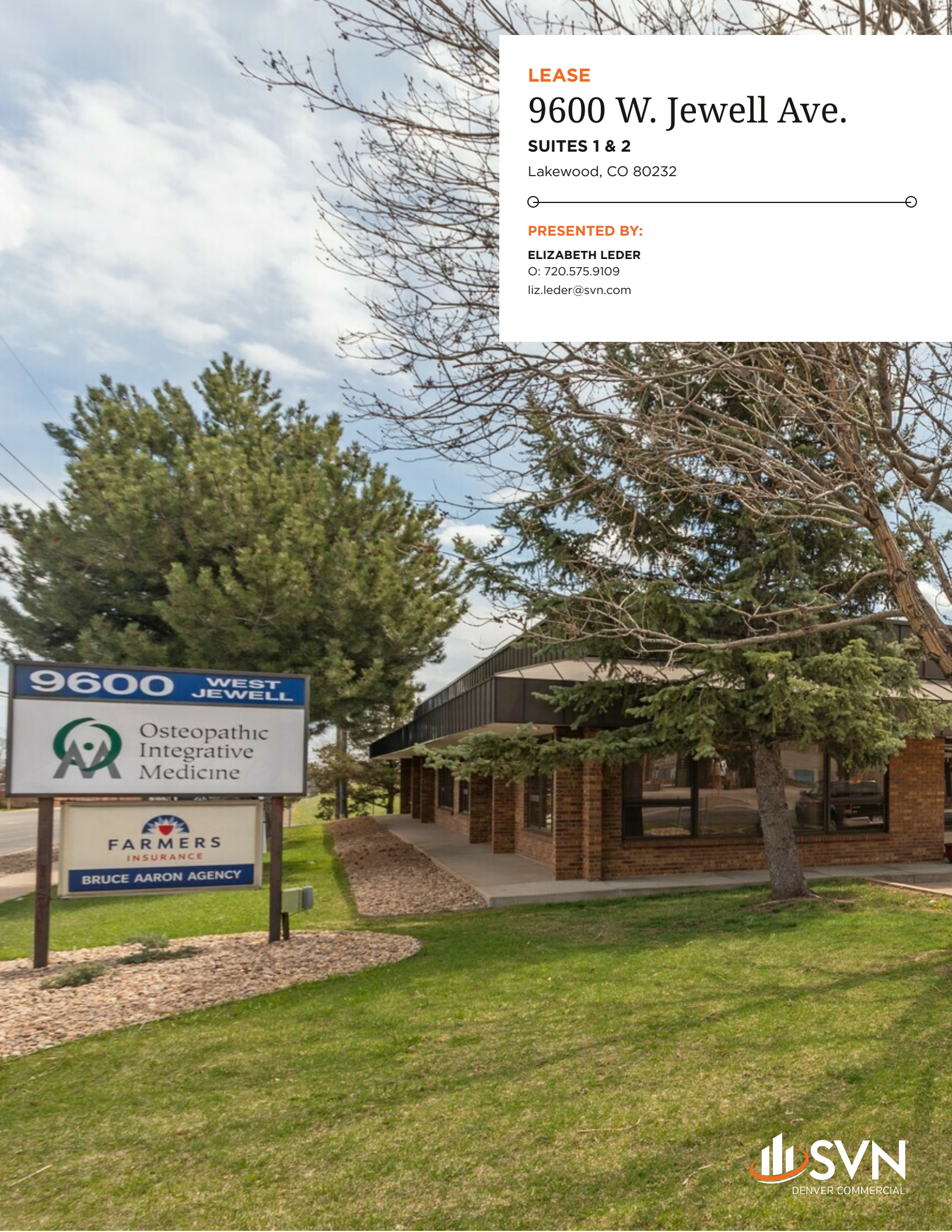


**PRESENTED BY:**

**ELIZABETH LEDER**

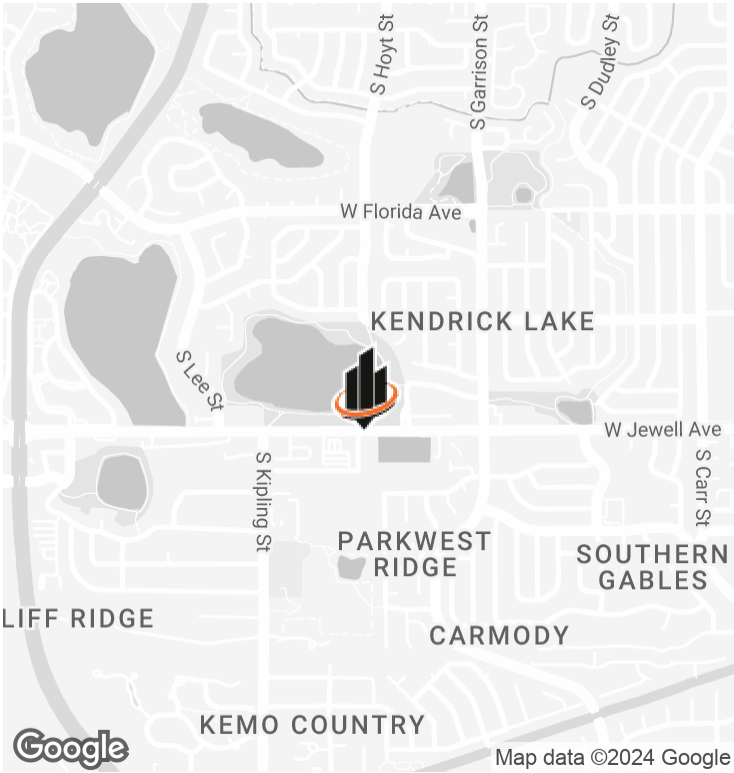
O: 720.575.9109

[liz.leder@svn.com](mailto:liz.leder@svn.com)





PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr (NNN)
NUMBER OF UNITS:	4
AVAILABLE SF:	1,543 - 3,220 SF
LOT SIZE:	1.36 Acres
BUILDING SIZE:	12,466 SF

PROPERTY DESCRIPTION

**LOCATION! LOCATION! LOCATION!** Located on Jewell Avenue in between Wadsworth and Kipling, this office building's visibility is excellent, standing out as one of the only single-story office buildings in the area that can be seen from the road with it's large monument signage. Offering a total of 3,220 square feet that can be effortlessly demised into two separate units, this property boasts an abundance of parking, ensuring convenience for your clients and employees.

Positioned adjacent to a state-of-the-art dermatology office and directly across from the serene Kendrick Lake, this space provides a prime location for businesses seeking a dynamic environment. Ideal for medical practitioners, engineering firms, law offices, and more, the possibilities are endless.

Inside, find a layout designed for functionality and professionalism. The space includes two conference rooms, six spacious offices, in-suite bathrooms, and kitchenettes, catering to the diverse needs of your business operations. Whether you seek collaborative meeting spaces or private work areas, this property offers the perfect balance. Don't miss this opportunity for your business!

PROPERTY HIGHLIGHTS

- Superb street visibility on Jewell Ave with signage
- Abundant Parking
- Suite entrances from parking lot--entire space combined includes multiple bathrooms and kitchen in the suite
- Close to 285 and 6th Ave.

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## ADDITIONAL PHOTOS



**ELIZABETH LEDER**

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## ADDITIONAL PHOTOS



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**9600 W. JEWELL AVE.** | Lakewood, CO 80232

**SVN | DENVER COMMERCIAL** 4



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SVN | DENVER COMMERCIAL 6



LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,543 - 3,220 SF	LEASE RATE:	\$15.00 SF/yr

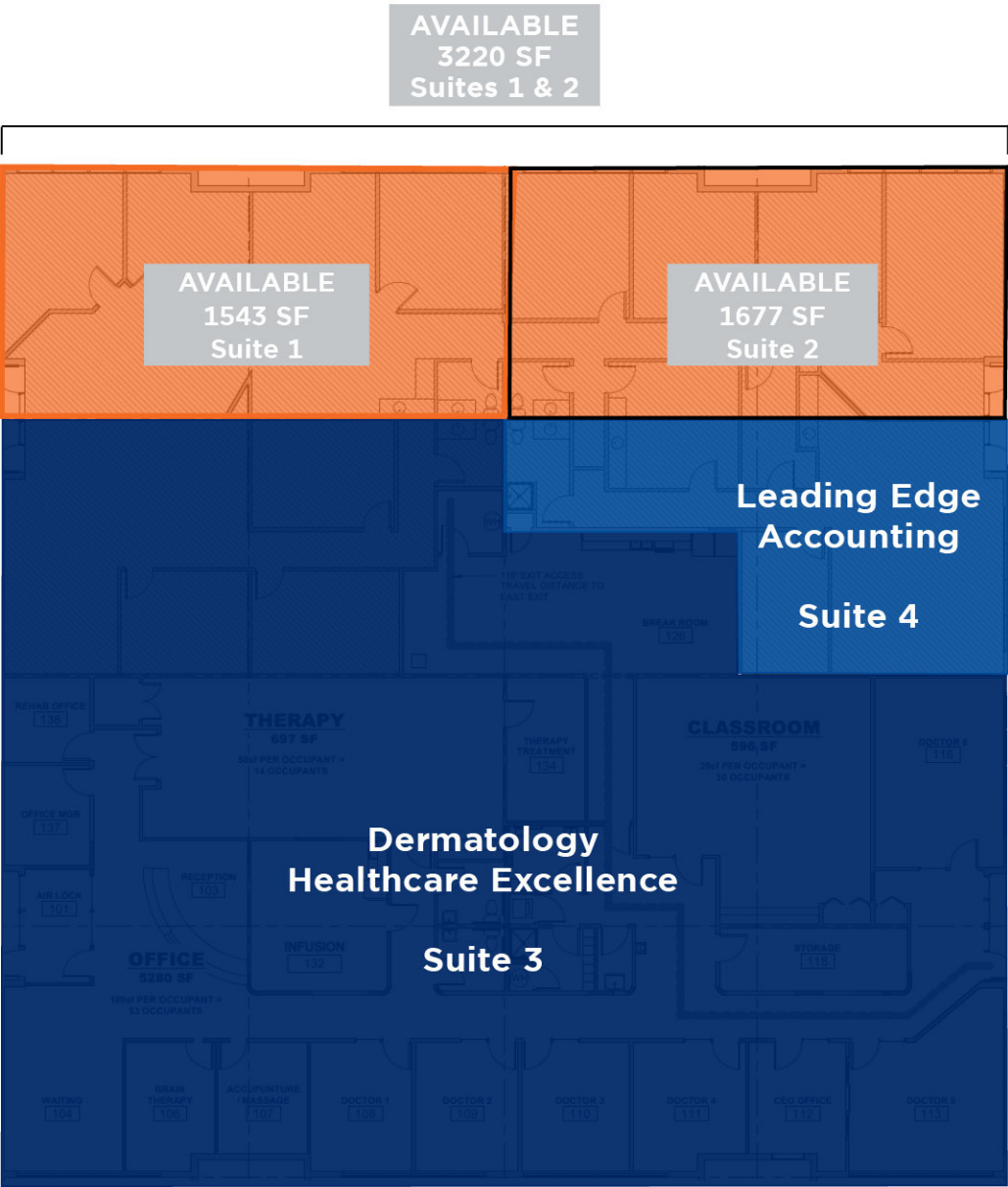
AVAILABLE SPACES  
SUITE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
9600 W. Jewell Ave.	Available	3,220 SF	NNN	\$15.00 SF/yr
9600 Jewell Suite 1	Available	1,543 - 3,220 SF	NNN	\$15.00 SF/yr
9600 W. Jewell Ave. Suite 2	Available	1,543 - 3,220 SF	NNN	\$15.00 SF/yr

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FLOOR PLANS



9600 W Jewell Ave., Lakewood, CO

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PRESENTED BY:

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