

8725 | **W 14TH AVE**
LAKEWOOD, CO 80215

MULTI-TENANT OFFICE BUILDING FOR SALE OR LEASE



DIRECTLY OFF OF WADSWORTH BLVD + COLFAX AVE

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PROPERTIES



FULL SERVICE COMMERCIAL REAL ESTATE SOLUTIONS
303.321.5888 | UNIQUEPROP.COM

COTTONWOOD OFFICE PLAZA

3. Executive Summary
4. Property Summary
5. First Level Floorplan
6. Second Level Floorplan
7. Property Photos
8. Area Map



EXECUTIVE SUMMARY

Unique Properties, Inc is pleased to present to qualified investors the opportunity to purchase 8725 W 14th Ave, a multi-tenant office property located in Lakewood, CO. Situated directly off the intersection of Wadsworth & Colfax; the area contains a variety of businesses and is within close proximity to downtown Denver and many of the town's amenities.

HIGHLIGHTS

- Flexible Office Options – Multiple Suite Sizes Available
- Move in ready condition
- Opportunity for an owner user to occupy the vacant spaces and lease out the remainder of the building for additional income
- Covered Land play for future Residential or Commercial development.

PURCHASE PRICE

\$1,400,000

TOTAL BUILDING SF

13,070 SF

LOT SIZE

0.80 AC

LEASE RATE

\$12.95 / SF FULL SERVICE

AVAILABLE SF FOR LEASE

703-1,303 RSF

TAXES (2023)

\$33,500



EXCELLENT LAKEWOOD LOCATION!

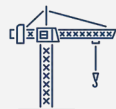
PROPERTY SUMMARY

ADDRESS



8725 W 14TH AVE
LAKEWOOD, CO 80215

YEAR OF CONSTRUCTION



1980

NUMBER OF STORIES



TWO (2)

TAXES



\$33,500
(2023)

TOTAL BUILDING SF



13,070 SF

TOTAL LAND SF



34,848 SF
0.80 AC

ZONING



M-N-U

PARKING



55 SPACES

LEASE TYPE(S)



FULL
SERVICE

PROPERTY TYPE



OFFICE

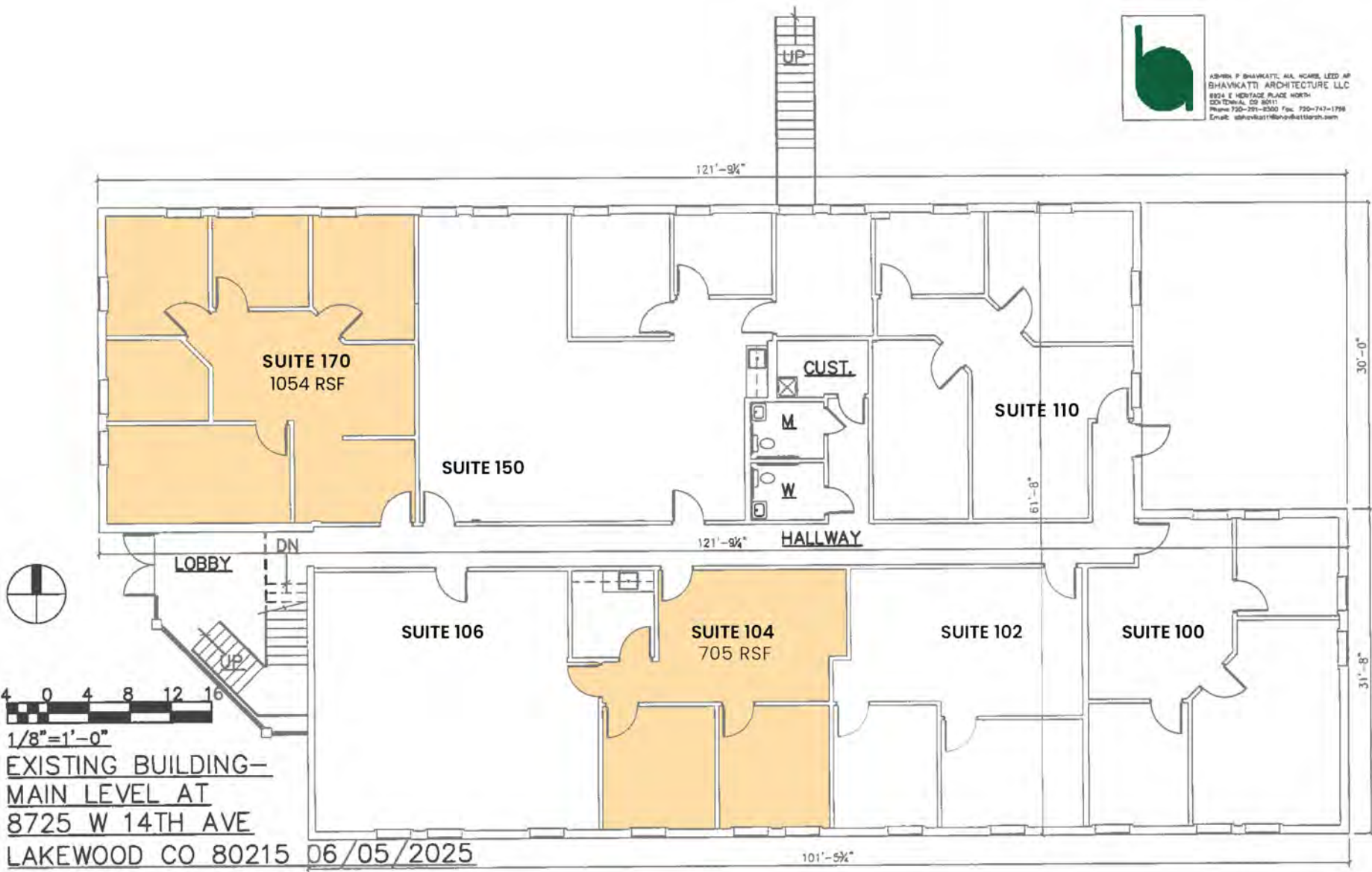
PROPERTY PHOTOS



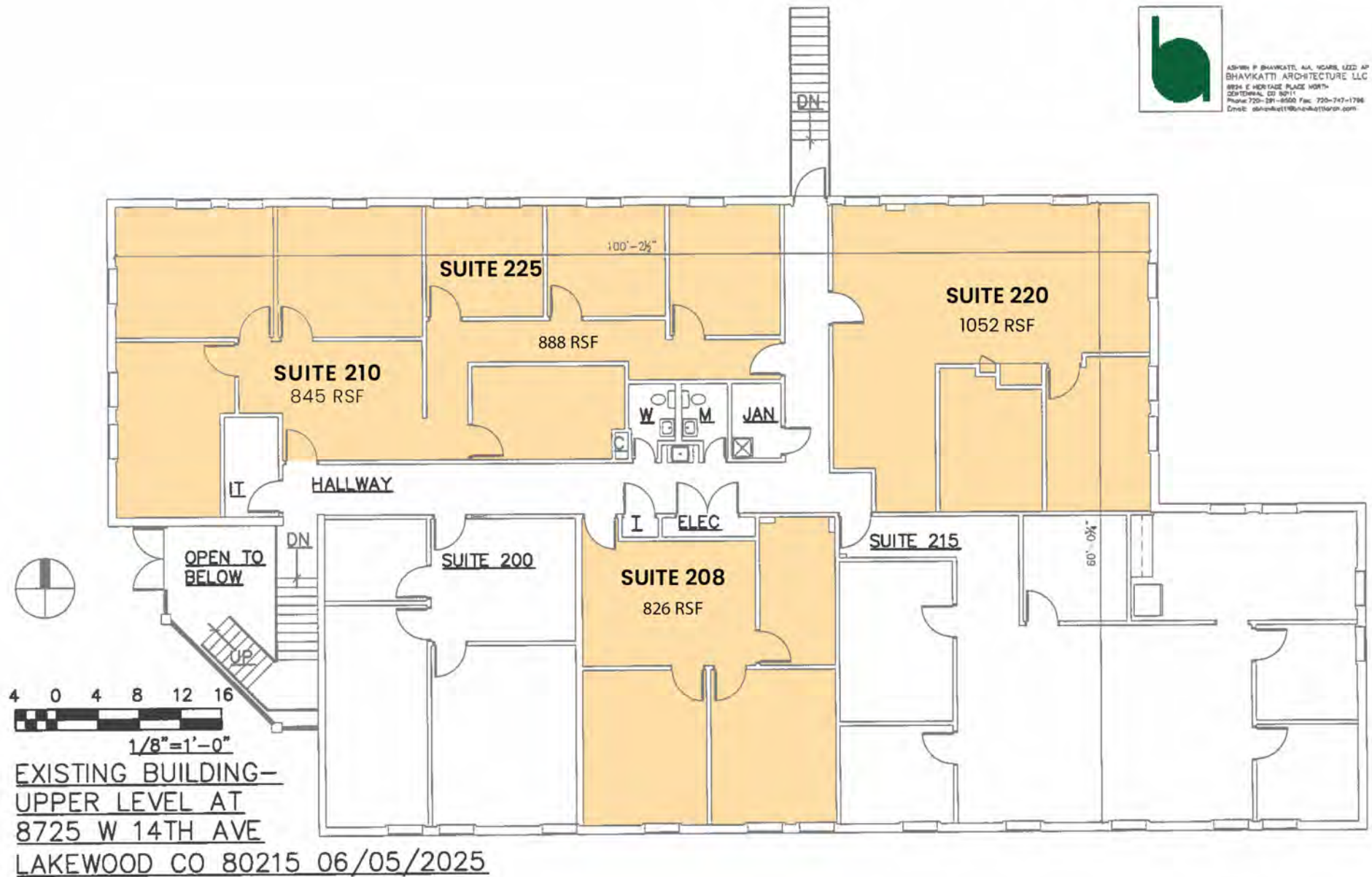
PROPERTY PHOTOS



FIRST LEVEL FLOOR PLAN AND AVAILABILITIES FOR LEASE



SECOND LEVEL FLOOR PLAN AND AVAILABILITIES FOR LEASE



AREA MAP



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LAKEWOOD, CO 80215



The information contained herein was obtained from sources believed reliable; however, Unique Properties 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.

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