



QUICK FACTS

AVAILABLE SF

400 – 985 SF

SIX SUITES AVAILABLE

LEASE RATE

\$10.00 + \$2.73 CAM

PSF/YR MOD GROSS (EST. 2026)

LEASE TYPE	Modified Gross
USE	Office / Retail
TENANCY	Multi-tenant
CITY / COUNTY	Lakewood · Jefferson
TERM	1 Yr · 3% / Yr escalation
SUITES	40 · 100 · 102B · 103A · 103B · 220
BLDG SF	±29,444 SF (±24,539 RSF)
YR BUILT	1957
ZONING	M-N-U
PARKING	87 spaces (2.95/1,000)

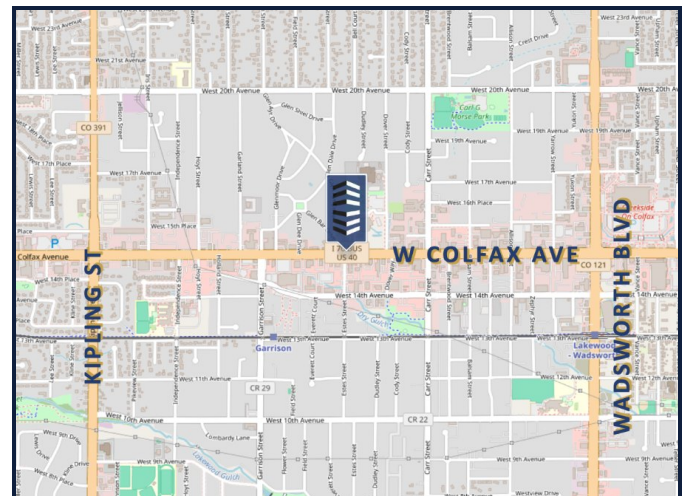
PROPERTY OVERVIEW

The Lakewood Plaza Building at 8790 W Colfax Avenue is the largest of the three West Colfax assets — a three-story, ±29,444 SF (±24,539 net rentable) multi-tenant office and retail property with distinctive mid-century brick styling and prominent building-top signage facing Colfax, where roughly 27,000 vehicles pass each day. Built in 1957 and zoned M-N-U, it is served by 87 parking spaces. Six suites are available, demised from 400 to 985 SF and offered modified gross at \$10.00 per square foot plus \$2.73 CAM, on one-year terms with 3% annual escalations.

Ground-floor suites have their own street entries and read as storefront space: Suite 40 (465 SF) has an open front room, private office, half bath, storage and a walk-in closet; Suite 100 (660 SF) is a large open room plus a private room with a sink; Suite 103B (400 SF) is four rooms including a half bath and kitchen; Suites 102B (880 SF) and 103A (883 SF) are open office/retail. On the second floor, Suite 220 (985 SF) offers a large open room, a private office and a foyer entry. All suites are delivered in as-is condition.

PROPERTY HIGHLIGHTS

- **West Colfax Avenue Location** — building signage on one of Lakewood's main corridors.
- **Six Suites, 400 – 985 SF** — ground-floor storefront and second-floor office.
- **Street-Entry Ground Floor** — each suite has its own entrance off the lot.
- **Private Offices & Half Baths** — in place in several suites — no build-out needed.
- **Kitchen & Sink Rough-Ins** — Suites 100 and 103B are service-ready.
- **Modified Gross, 1 Year Term** — \$10.00 base + \$2.73 CAM, 3% annual escalation.
- **87 Parking Spaces** — ±27,000 vehicles per day on W Colfax; ½ mile to Garrison Station.



LOCATION — W COLFAX AVE NEAR GARRISON ST, LAKEWOOD

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