

Sheridan Business Park

747 Sheridan Blvd
Lakewood, CO 80214



Property Info:

- Space Type: Flex
- Complex Size: 55,663 (5 bldgs)
- Ceiling Height: 12' - 14'
- Parking Ratio: 2.6 per 1,000 sf
- Year Built: 1985

Property Highlights

- Highly Visible with Monument Signage on Sheridan Ave.
- Traffic Count: 111,249 cars per day
- Within Lakewood Enterprise Zone
- Each unit features storefront and drive-in door
- Full office HVAC and warehouse heat
- Individually metered for gas and electric
- Video surveillance
- New exterior building paint
- New directory signage

WC Johnson, LLC

747 Sheridan Blvd. #7D,
Lakewood, CO 80214
Office: (720) 350-4680

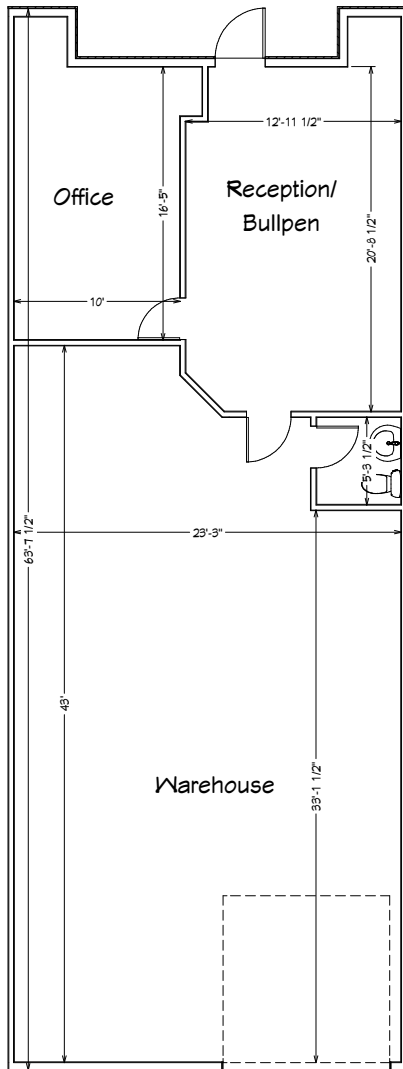
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Office/Warehouse Space Available

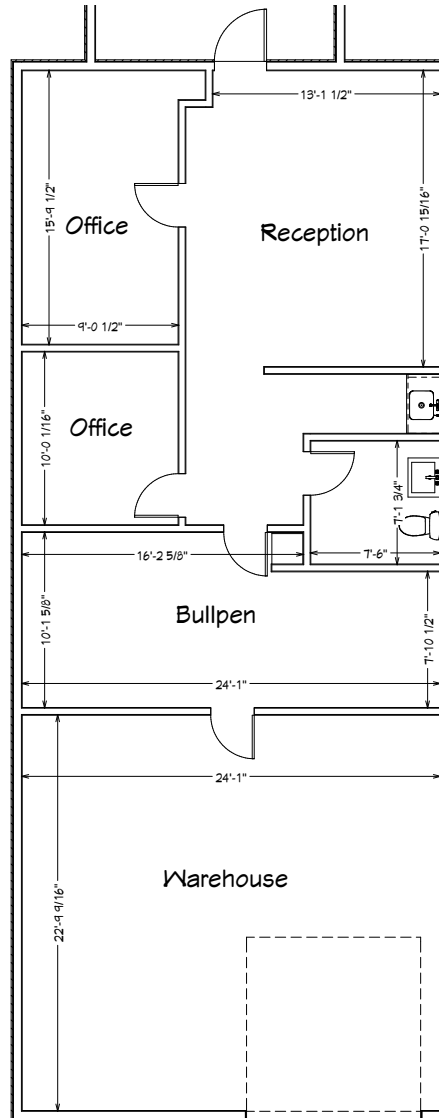
Unit 3A:

- ~ Size: 1,500 sf
- ~ Lease Rate: \$14.50/sf NNN
- ~ NNN Expenses: \$6.73/sf (2025 Est.)
- ~ Availability: 30 day delivery



Unit 8C:

- ~ Size: 1,500 sf
- ~ Lease Rate: \$14.50/sf NNN
- ~ NNN Expenses: \$6.73/sf (2025 Est.)
- ~ Availability: July 1, 2025



**WC Johnson does not guarantee the accuracy of representations made herein. All prospective lessees are advised to conduct their own investigation/assessment of the property and available space within, including but not limited to the availability of access, utility service, zoning, environmental risks, soil conditions, structural integrity and mechanical systems. Prices are subject to change.

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For More Information Contact:

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