

1315 Nelson St.

Lakewood, CO 80215

MULTI-TENANT OFFICE/ WAREHOUSE FOR LEASE

2 x 2,325 SF

Great Metro Denver Location
with Access to Downtown, the
West side, Lakewood, Etc.



Ample Parking



Easy Loading Access



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This multi-tenant office/warehouse is located off of Kipling and West Colfax Avenue. There are currently two 2,325 SF spaces available. The units have 12' ceiling clearance and each is served by a 10' x 10' drive in loading door.

LEASE RATE:
\$13.50 PSF + NNN

PROPERTY DETAILS



Zoning:
M-G-T



Clear Height:
12'



Sprinklers:
Yes



Year Built:
1982



Parking Ratio:
2.40/1,000 SF

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UNIT 1 | 2,325 SF

Office: ~1,000 SF
Warehouse: ~1,325 SF
Loading: One 10'x10' Drive-In
Parking: 4+
Estimated NNN: \$4.83/SF

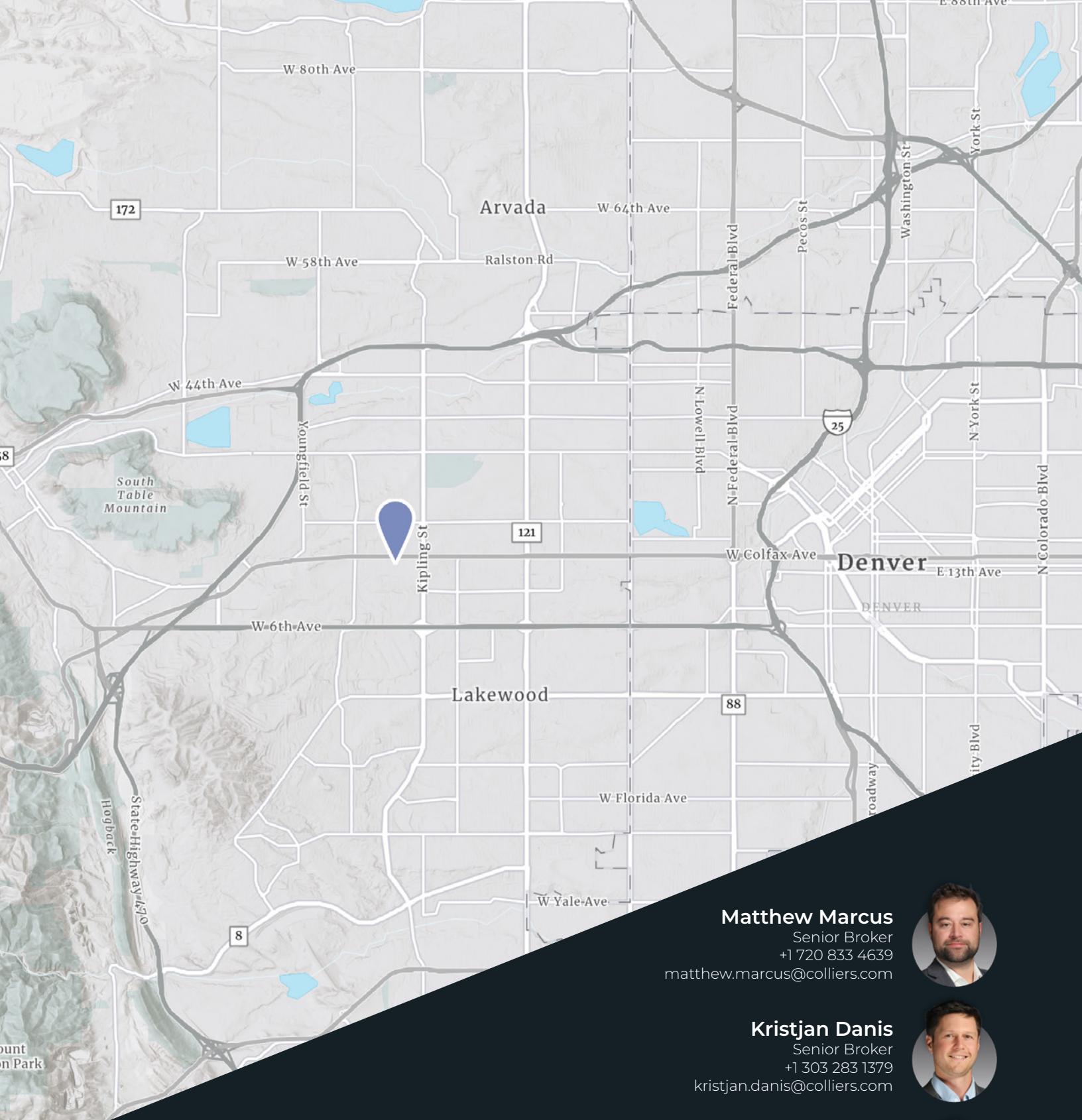
- Hard to find mid-sized flex space
- Office buildout includes bullpen area, 2 private offices (could be 1 private and conference room) as well as kitchenette
- Clean warehouse space
- 2 bathrooms
- Concrete floors

UNIT 3 | 2,325 SF

Office: ~1,100 SF
Warehouse: ~1,225 SF
Loading: One 10'x10' Drive-In
Parking: 7 (4 in front, 3 in rear)
Estimated NNN: \$3.83/SF

- Hard to find mid-sized flex space
- Great office buildout (one open bullpen and one private office)
- Small kitchenette in warehouse
- 2 bathrooms, office (ADA) and warehouse
- Sealed concrete floors





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