

# 7000

W 14th Avenue, Lakewood

**AVAILABLE FOR LEASE**



**PRESENTED BY:**

**Kentwood**  
Commercial

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## Free-Standing Office Building for Lease in Lakewood

This two-story free-standing office building offers a versatile mix of private offices and large open work areas, providing flexibility to accommodate a variety of business needs. The property features private restrooms on each floor and a dedicated break-room/kitchen for staff convenience. Excellent accessibility to both 6th Avenue and Wadsworth Boulevard makes travel to and from all parts of the Denver metro area quick and convenient. Ample on-site parking includes two large lots on either side of the building, offering a total of 22 parking spaces for employees and visitors. Whether you need collaborative open areas, private meeting rooms, or a combination of both, this property is designed to adapt to your operational style.

# PROPERTY DETAILS

LEASE RATE	\$21.00/SF FSG
SPACE AVAILABLE	2,872 RSF
LOT SIZE	12,678 SF
PROPERTY TYPE	OFFICE
BUILDING STORIES	2
YEAR BUILT	1968
SUBMARKET	LAKWOOD
ZONING	M-N-U
PARKING	22 OFF-STREET



## SPECIAL FEATURES & AMENITIES

- TWO-STORY, FREE-STANDING OFFICE BUILDING
- FLEXIBLE LAYOUT WITH PRIVATE OFFICES AND LARGE OPEN WORK AREAS
- PRIVATE RESTROOMS ON EACH FLOOR
- DEDICATED BREAKROOM/KITCHEN FOR STAFF CONVENIENCE
- EXCELLENT ACCESSIBILITY TO 6TH AVENUE AND WADSWORTH BOULEVARD
- QUICK TRAVEL TO AND FROM ALL PARTS OF THE DENVER METRO AREA
- AMPLE ON-SITE PARKING WITH TWO LARGE LOTS TOTALING 22 SPACES
- ADAPTABLE DESIGN FOR COLLABORATIVE SPACES, PRIVATE MEETING ROOMS, OR A MIX OF BOTH



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### AVAILABLE FOR LEASE

#### AREA HIGHLIGHTS

#### DINING

1. Casa Bonita
2. Gregorios Mexican
3. Pizzaria Leopold
4. Hits the Spot Diner
5. McDonalds
6. Chick-fil-A
7. Taco Bell
8. Crumbl - Edgewater
9. Asuka Ramen & Poke
10. Shake Shack - Edgewater
11. Adelita's Cocina
12. La Mai Thai Kitchen

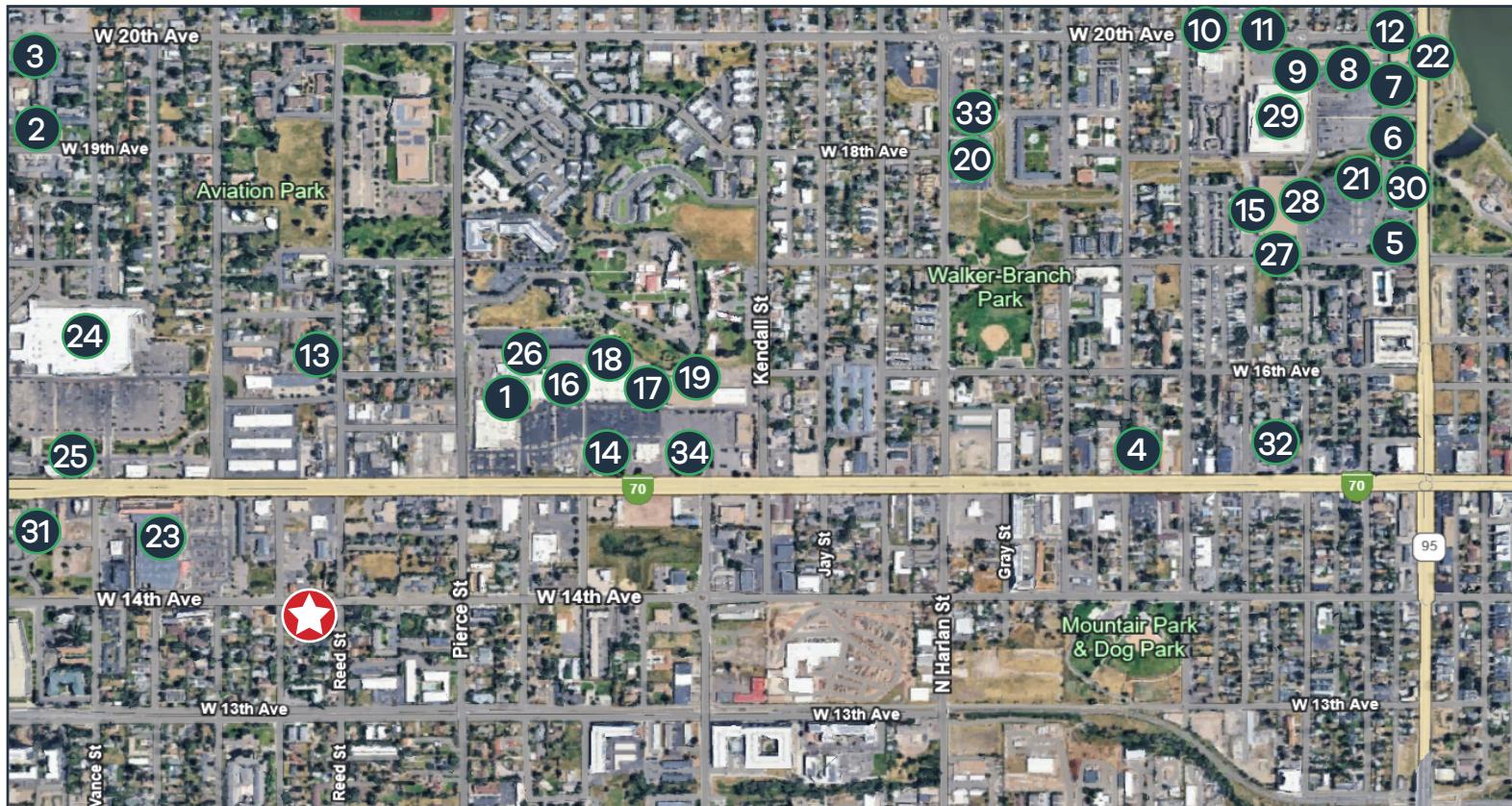
#### COFFEE/CONFECTIONS

13. Sweet Bloom Coffee
14. Dutch Bros Coffee
15. Starbucks
16. Shiba Boba Tea
17. Neveria La Delicia
18. Planet Fitness
19. Starting Strength
20. Edgewater Fitness Center
21. High Ride Cycle
22. Orangetheory Fitness

#### RETAIL/SERVICES

23. The Home Depot
24. Walmart Supercenter
25. AT&T Store
26. Dollar Tree
27. Ace Hardware
28. King Soopers
29. Target
30. Chase Bank
31. FirstBank
32. AutoZone Auto Parts
33. Edgewater Library
34. KeyBank

#### WELLNESS



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