

# 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 LAKEWOOD

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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#### 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

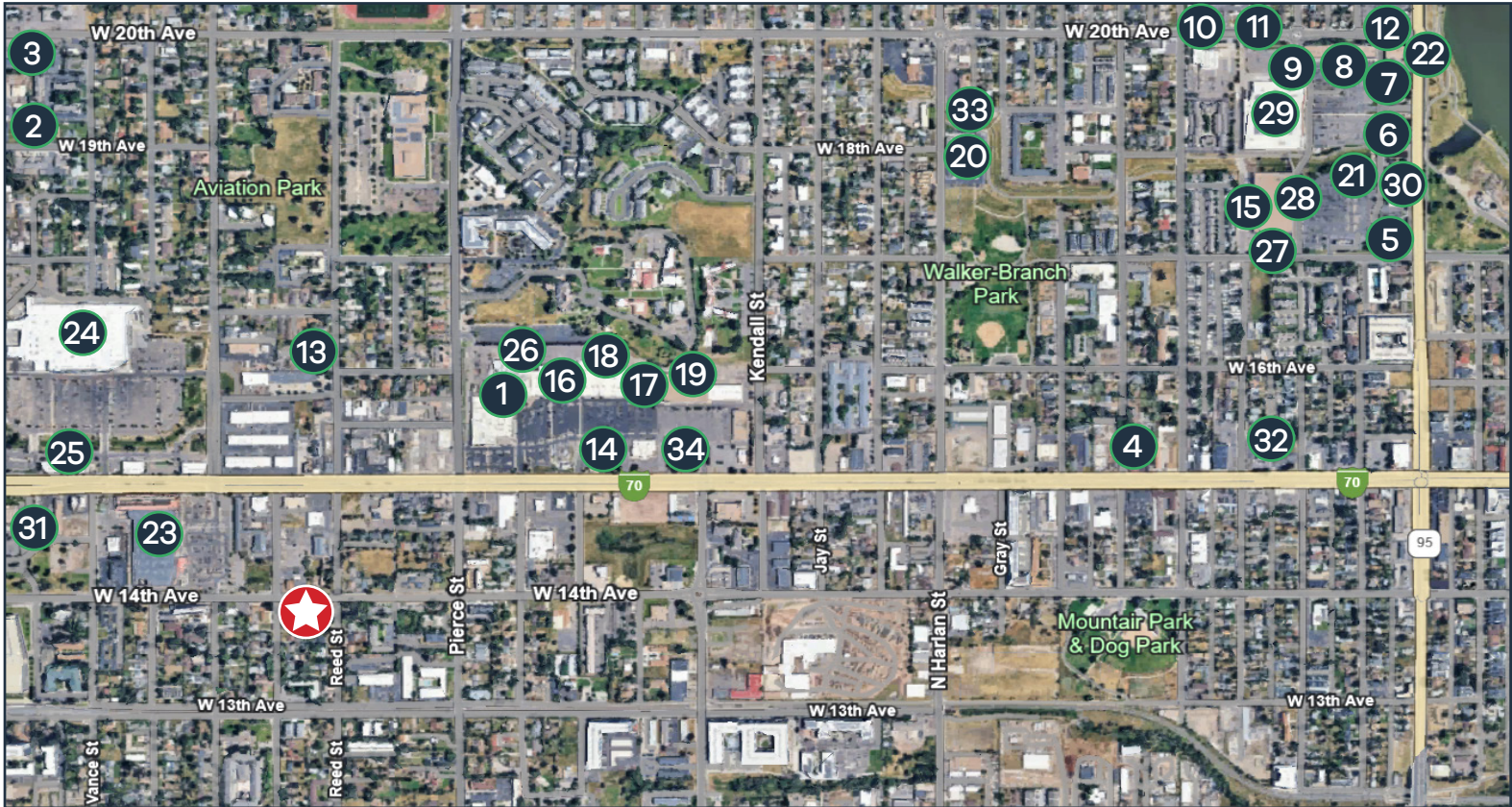
13. Sweet Bloom Coffee
14. Dutch Bros Coffee
15. Starbucks
16. Shiba Boba Tea
17. Neveria La Delicia

##### WELLNESS

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



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