

OFFICE FOR LEASE

12567 W CEDAR DRIVE

12567 WEST CEDAR DRIVE, LAKEWOOD, CO 80228



FOR LEASE

KELLER WILLIAMS ADVANTAGE REALTY,
& Lucchesi Property Group



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

12567 WEST CEDAR DRIVE



OFFERING SUMMARY

BUILDING SF:	37,215
LEASE RATE:	\$18.00
ESTIMATED NNN:	\$3.60
LEASE TERM:	NNN
RENTABLE SF:	35,765
AVAILABLE SF:	9,638
LOT SIZE:	1.45 Acres
BUILDING CLASS:	C
PARKING:	Surface
PARKING RATIO:	2.24:1000
YEAR BUILT:	1981
RENOVATED:	2021
ZONING:	PUD

PROPERTY OVERVIEW

12567 W Cedar Drive is a Class C suburban multi-tenant office well located in the Union Boulevard business corridor. It consists of 35,681 Rentable Square Feet with a 10% Load Factor. It is two floors of roughly 17,841 SF and was constructed in 1981 and renovated in 2021 features an with an elevator, 10' slab-to-slab height, and 80 surface parking spaces. The parking ratio is 2.24/1,000 SF. It is constructed of reinforced concrete.

Highly Motivated Landlord
\$2.00/SF/Yr Tenant Rep. Compensation
Competitive Tenant Finish options
6 months free rent on 3 year lease
2 month free rent with 1 year lease
1 year leases now available
1 year free on a 10 year lease



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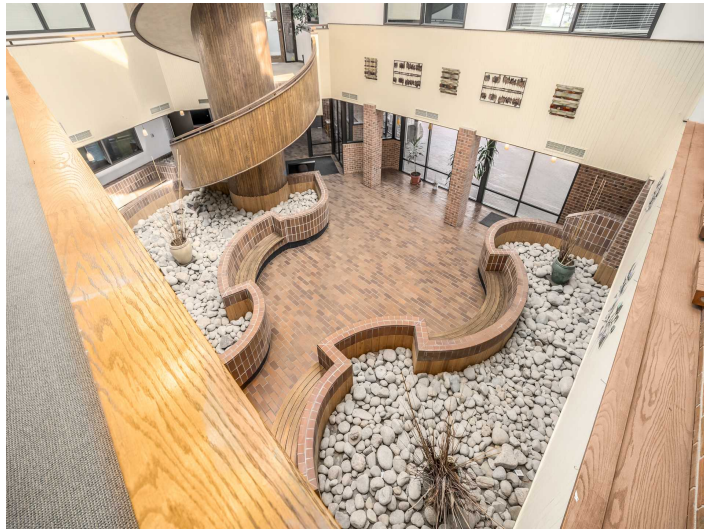
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LOCATION & HIGHLIGHTS

12567 WEST CEDAR DRIVE



LOCATION INFORMATION

Street Address: 12567 West Cedar Drive
City, State, Zip: Lakewood, CO 80228
County: CO - Jefferson
Market: Denver-Aurora-Lakewood | CO
Sub-market: West Denver
Cross Streets: S Van Gordon Street



LOCATION OVERVIEW

This prime location offers easy access to major highways and public transportation, as well as a variety of amenities, including a conference facility, fitness center, and on-site dining. The Union Square neighborhood is vibrant and growing, with a number of restaurants, shops, and other businesses located nearby. And, the building offers competitive pricing on office space. Whether you're a startup or a well-established business, 12567 W Cedar Ave. is the perfect place to call home.



PROPERTY HIGHLIGHTS

- Multiple square footage options available
- Common conference facility
- Easy access to Union Blvd., and 6th Ave
- Ample parking
- Signage available

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OFFICE

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Space	Size	Rate	Use	Available
200	5,764	\$18.00 /sf/yr	Office	NOW
100	4,073	\$18.00 /sf/yr	Office	NOW
220B	400	\$18.00 /sf/yr	Office	NOW
250	2,364	\$18.00 /sf/yr	Office	NOW
210	2,009	\$18.00 /sf/yr	Office	NOW
300	836	\$18.00 /sf/yr	Office	NOW

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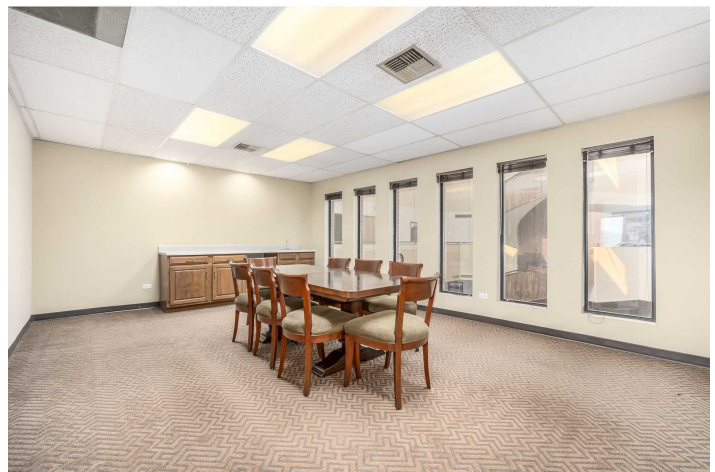
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PROPERTY PHOTOS

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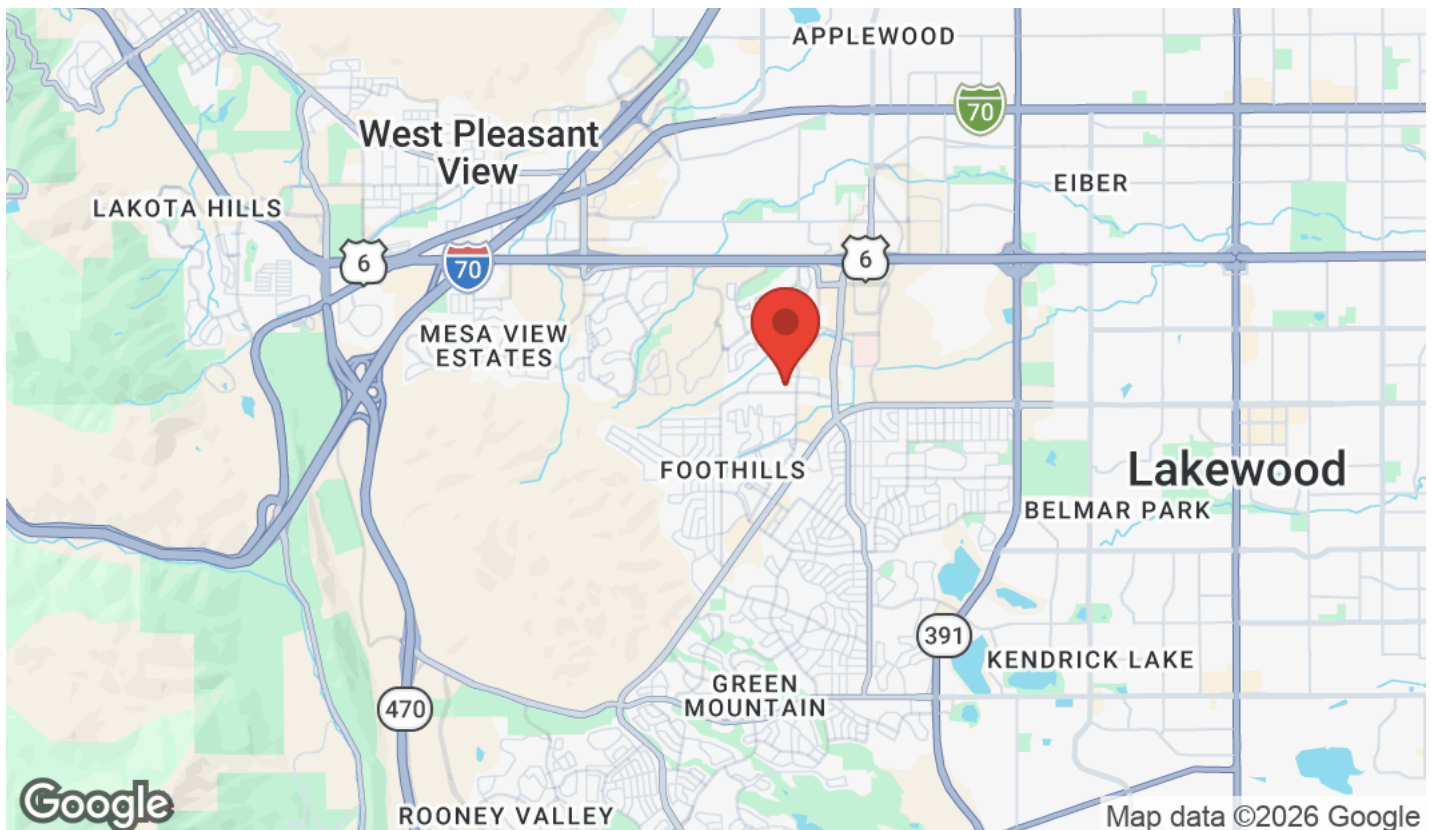
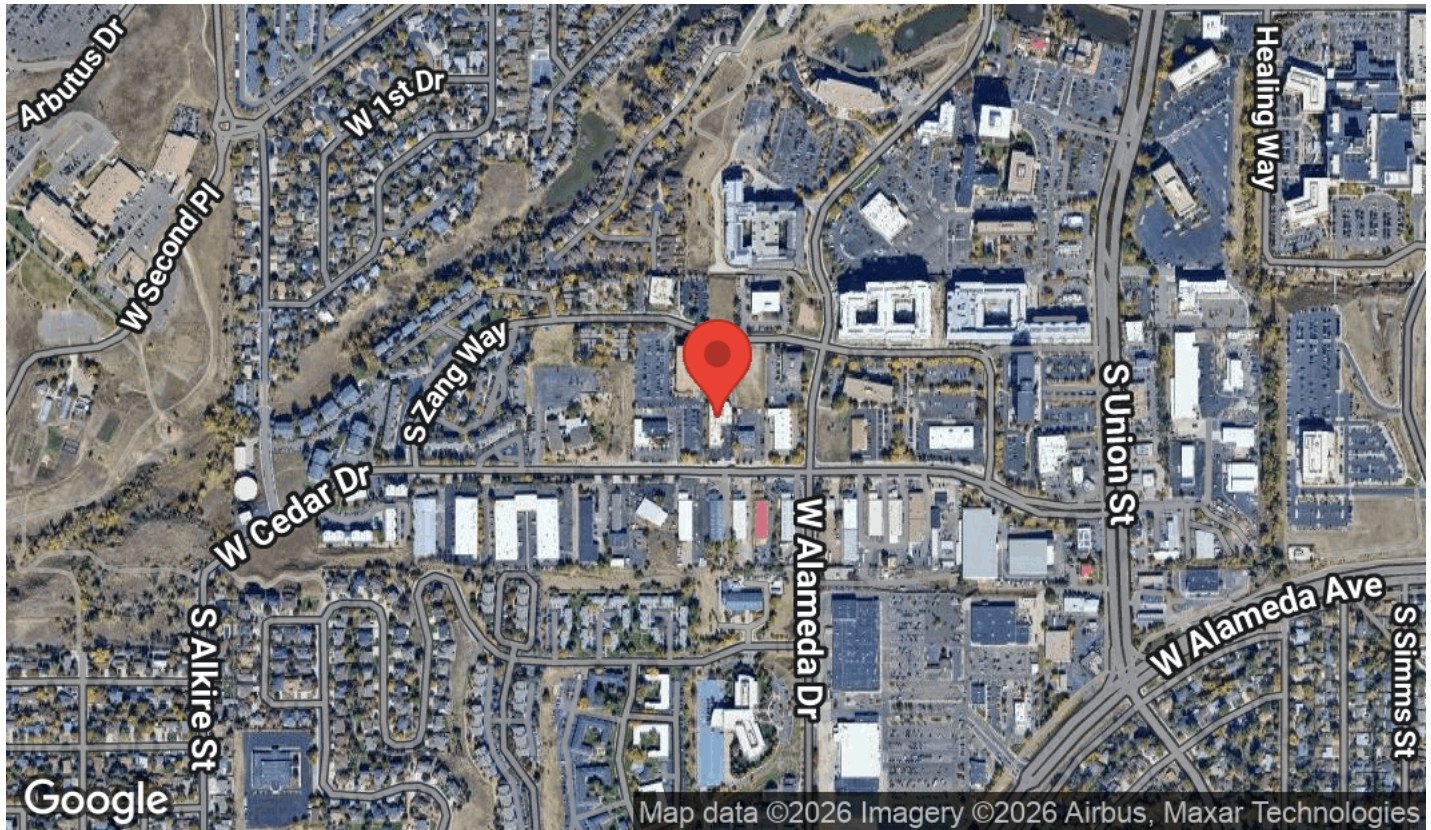
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LOCATION MAPS

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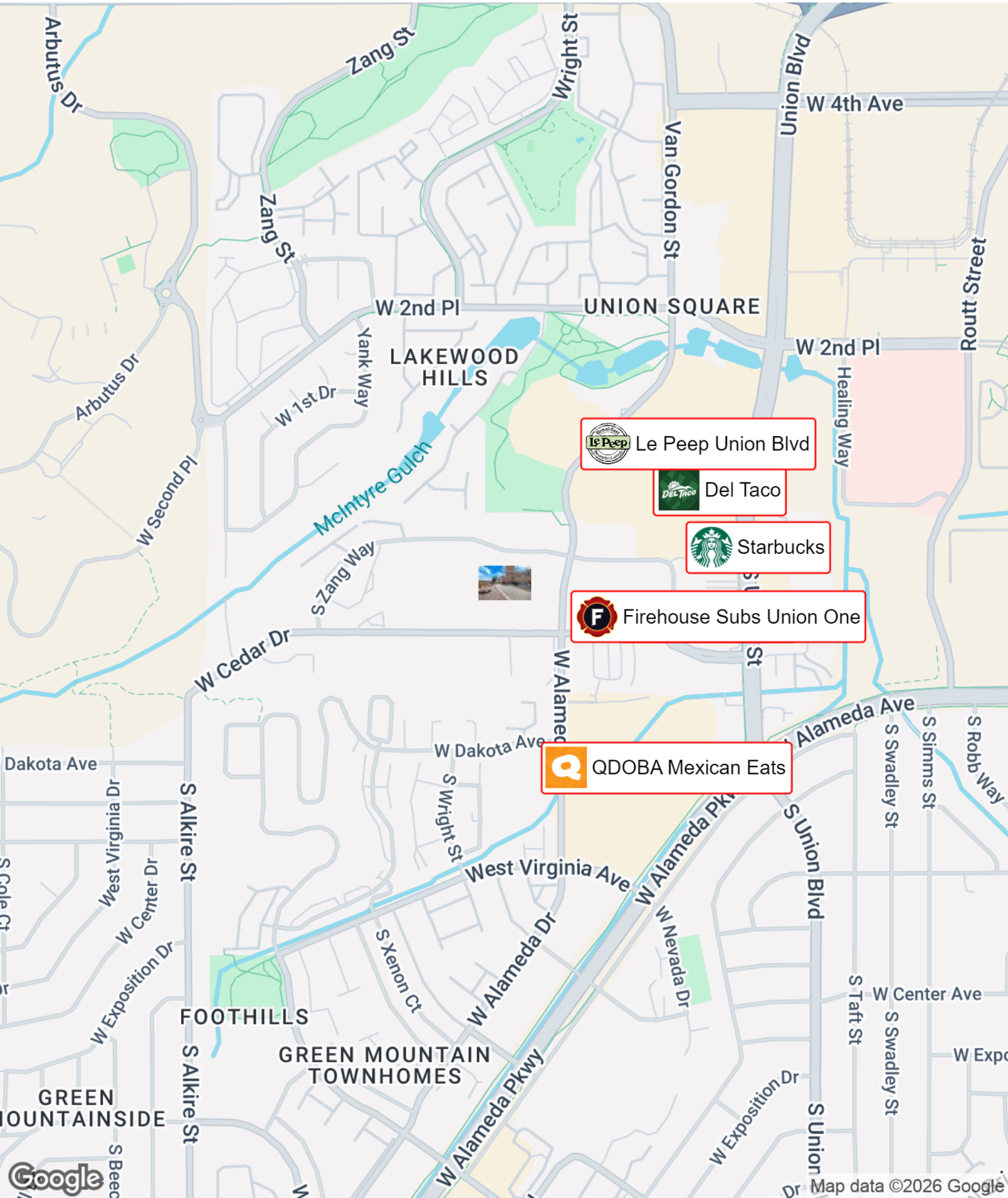
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BUSINESS MAP

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AERIAL MAP

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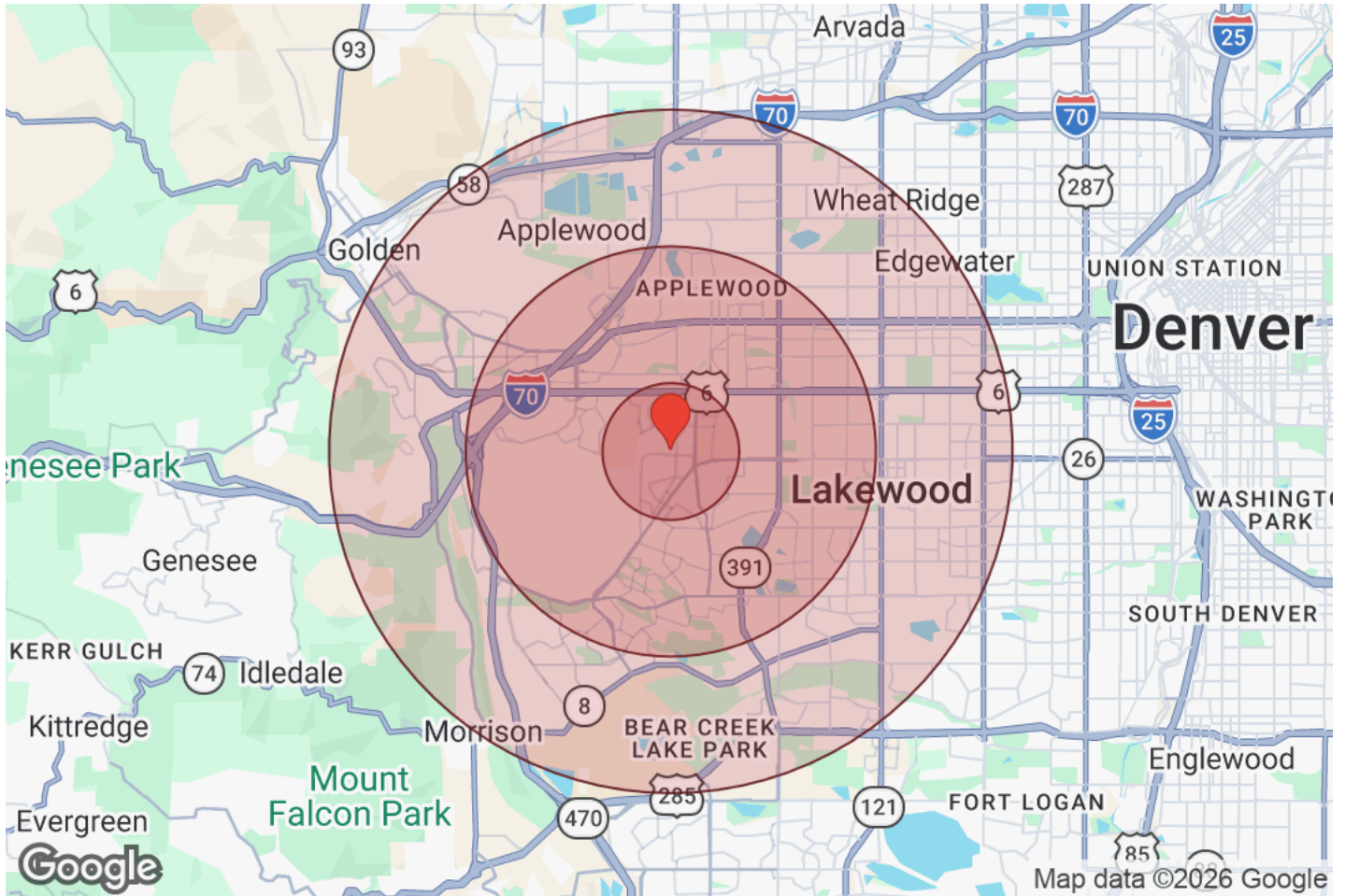
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	8,166	44,390	110,927
Female	7,831	42,213	105,363
Total Population	15,997	86,604	216,290

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	11,876	65,568	154,669
Black	424	1,602	4,520
Am In/AK Nat	51	251	757
Hawaiian	6	52	151
Hispanic	2,630	13,891	43,236
Asian	648	3,187	8,024
Multiracial	347	1,949	4,672
Other	14	104	281

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,535	40,769	100,734
Occupied	8,020	38,386	94,543
Owner Occupied	3,340	23,744	55,207
Renter Occupied	4,680	14,642	39,336
Vacant	514	2,383	6,191

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,213	11,901	30,540
Ages 15 - 24	1,950	10,127	25,688
Ages 25 - 54	7,983	37,521	96,632
Ages 55 - 64	1,580	10,242	24,499
Ages 65+	2,272	16,814	38,933

Income	1 Mile	3 Miles	5 Miles
Median	\$87,787	\$102,534	\$97,333
Under \$15k	395	1,619	5,640
\$15k - \$25k	229	1,467	4,363
\$25k - \$35k	361	1,716	5,025
\$35k - \$50k	551	2,735	7,433
\$50k - \$75k	1,852	6,032	13,773
\$75k - \$100k	1,220	5,180	12,355
\$100k - \$150k	1,742	7,854	18,009
\$150k - \$200k	810	5,096	11,510
Over \$200k	862	6,687	16,435

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