



GENESEE
COMMERCIAL
GROUP, LLC

FOR LEASE | OFFICE

8805 W. 14TH ST.

LAKEWOOD 80215



T. Blake Rogers - 720.530.5788
tblakerogers@gcgcre.com

Tim P. Rogers - 303.641.4080
tprogers@gcgcre.com

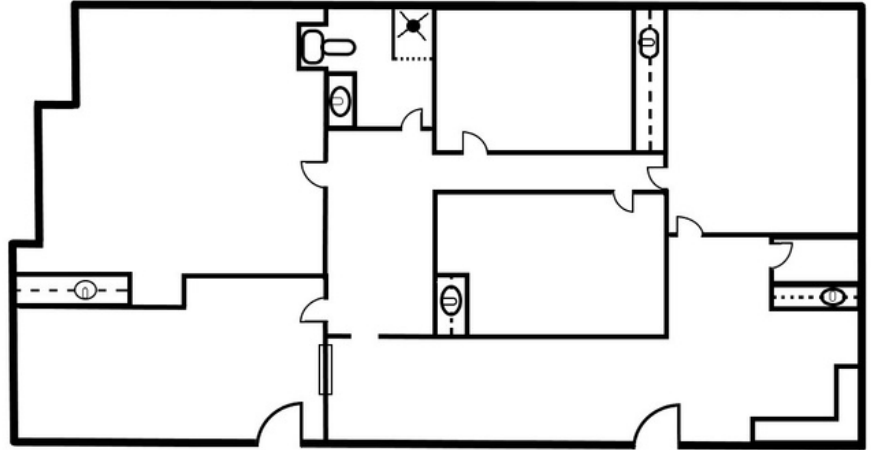
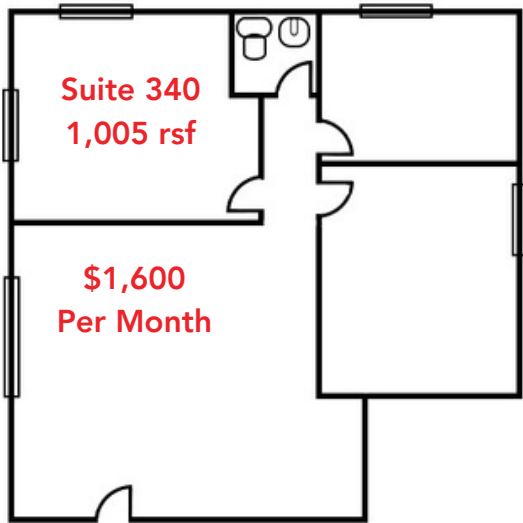
LEASING SPECIFICATIONS

Lease Rate:	See Page 2
Available SF:	1,055 rsf - 1,529 rsf
Parking:	5/1000
Year Built:	1980
Elevator:	Yes
Building Area:	30,048 sf
Access:	Colfax & Garrison
Stories	3
Lease Term:	3 Yrs Minimum



AVAILABILITY

SUITE #	SIZE	DESCRIPTION
316	1,529 RSF	3 EXAM ROOMS W/ SINKS; RECEPTION; BREAK ROOM; RESTROOM W/ SHOWER
340	1,005 RSF	3 PRIVATES ON GLASS; RECEPTION AREA; REST ROOM



Suite 316 -1,529 rsf

\$1,900/month (\$15/sf) - AS-IS

\$2,300/month (\$18/sf) - Carpet, Paint, Fixtures, Cabinets

\$2,800/month (\$22/sf) - All of Above + Moving Walls

PROPERTY SUMMATION



Abundant Food and Retail Options Nearby



Close Proximity to 6th Avenue



Less than 10 min commute to Foothills



Less than 15 min commute to CBD



Walking Distance to Light Rail & Bus



Abundant Parking



TI Packages Available



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Genesee Commercial Group | 710 Kipling Street Suite 403 | Lakewood, CO 80215



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