

OFFICE FOR LEASE

8700 W COLFAX AVE

8700 WEST COLFAX AVENUE, LAKEWOOD, CO 80215



FOR LEASE

KELLER WILLIAMS® PREFERRED

11859 Pecos St, Suite 200
Westminster, CO 80234



Each Office Independently Owned and Operated

PRESENTED BY:

HOPE SAWYER
KW Member
C: (303) 807-9342
hope@trinityteamre.com

TODD WHITTAKER
Commercial Broker
O: 720-253-5878
Todd@TrinityTeamRE.com

ERIC FRITZKE
Commercial Broker
O: 303-539-7661
eric@trinityteamre.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

8700 WEST COLFAX AVENUE



Property Description

Office Lease Opportunity on W. Colfax Avenue! The perfect spot to elevate your business is in Lakewood. Situated in the vibrant heart of Lakewood on W. Colfax Avenue, this property offers unbeatable exposure and accessibility. Across from the Charles Whitlock Recreation Center, your business will thrive in this bustling locale. Enjoy the convenience of a spacious parking lot, complete with a curb cut to W. Colfax Avenue, ensuring easy access for your clientele. Benefit from unparalleled street exposure and high traffic counts, guaranteeing maximum visibility for your business. Located in an Enterprise Zone means potential incentives to fuel your success. Office Lease Opportunity on W. Colfax Avenue! The perfect spot to elevate your business is in Lakewood. Situated in the vibrant heart of Lakewood on W. Colfax Avenue, this property offers unbeatable exposure and accessibility. Across from the Charles Whitlock Recreation Center, your business will thrive in this bustling locale. Enjoy the convenience of a spacious parking lot, complete with a curb cut to W. Colfax Avenue, ensuring easy access for your clientele. Benefit from unparalleled street exposure and high traffic counts, guaranteeing maximum visibility for your business. Located in an Enterprise Zone means potential incentives to fuel your success.

Available Spaces

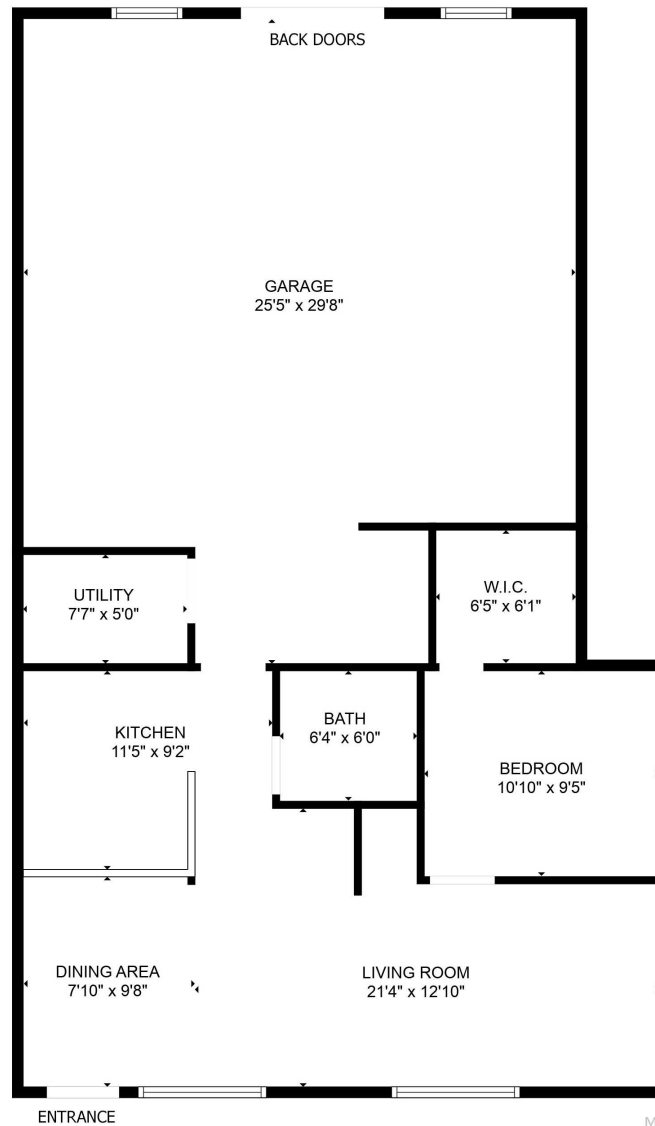
SPACE	SIZE - S/F	TERM	MONTHLY RATE	TYPE	NOTES
Suite # E	1,350	Negotiable	\$2,100 per Month	Modified Gross	+ Utilities

PROPERTY PHOTOS

8700 WEST COLFAX AVENUE

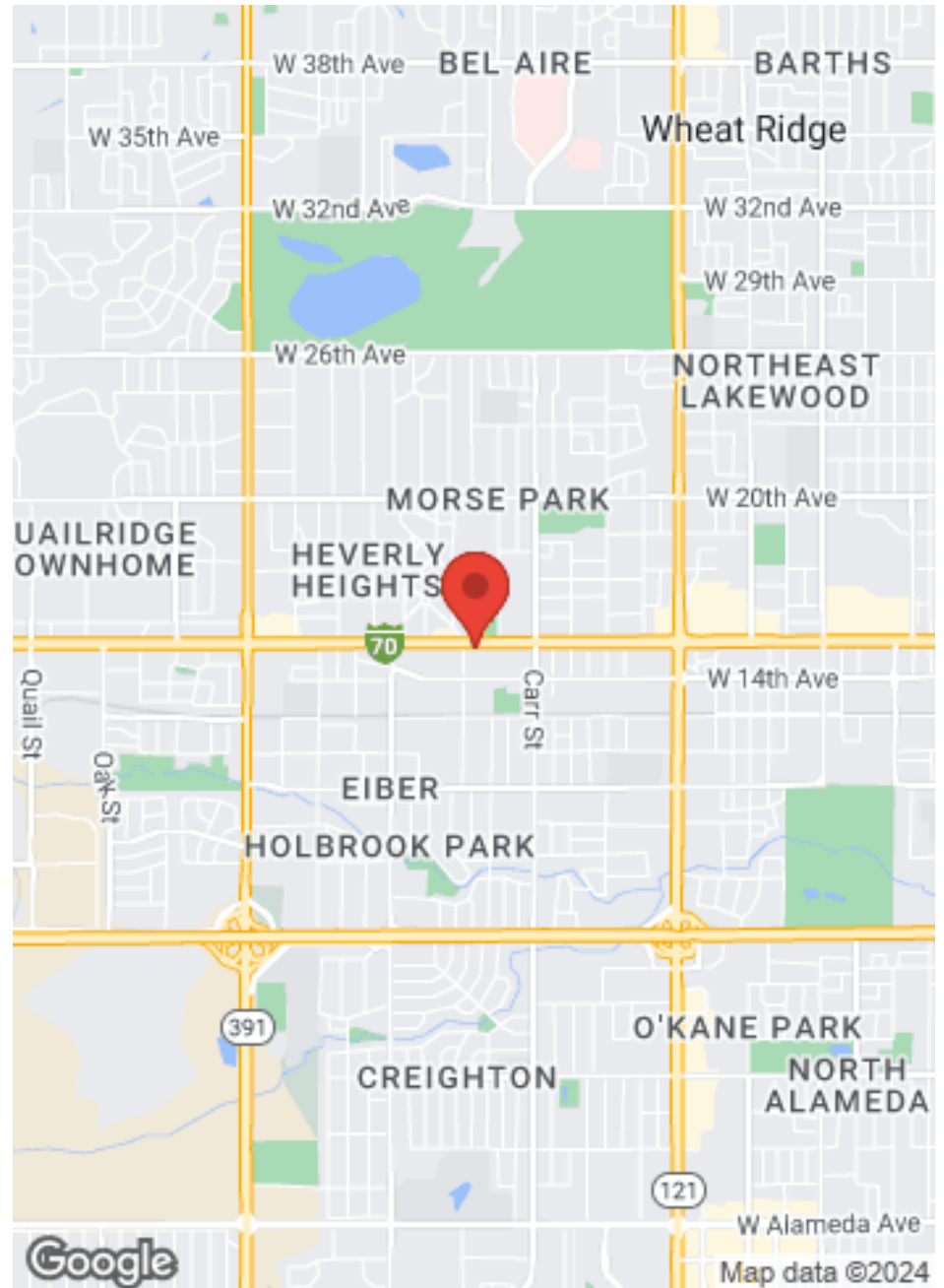
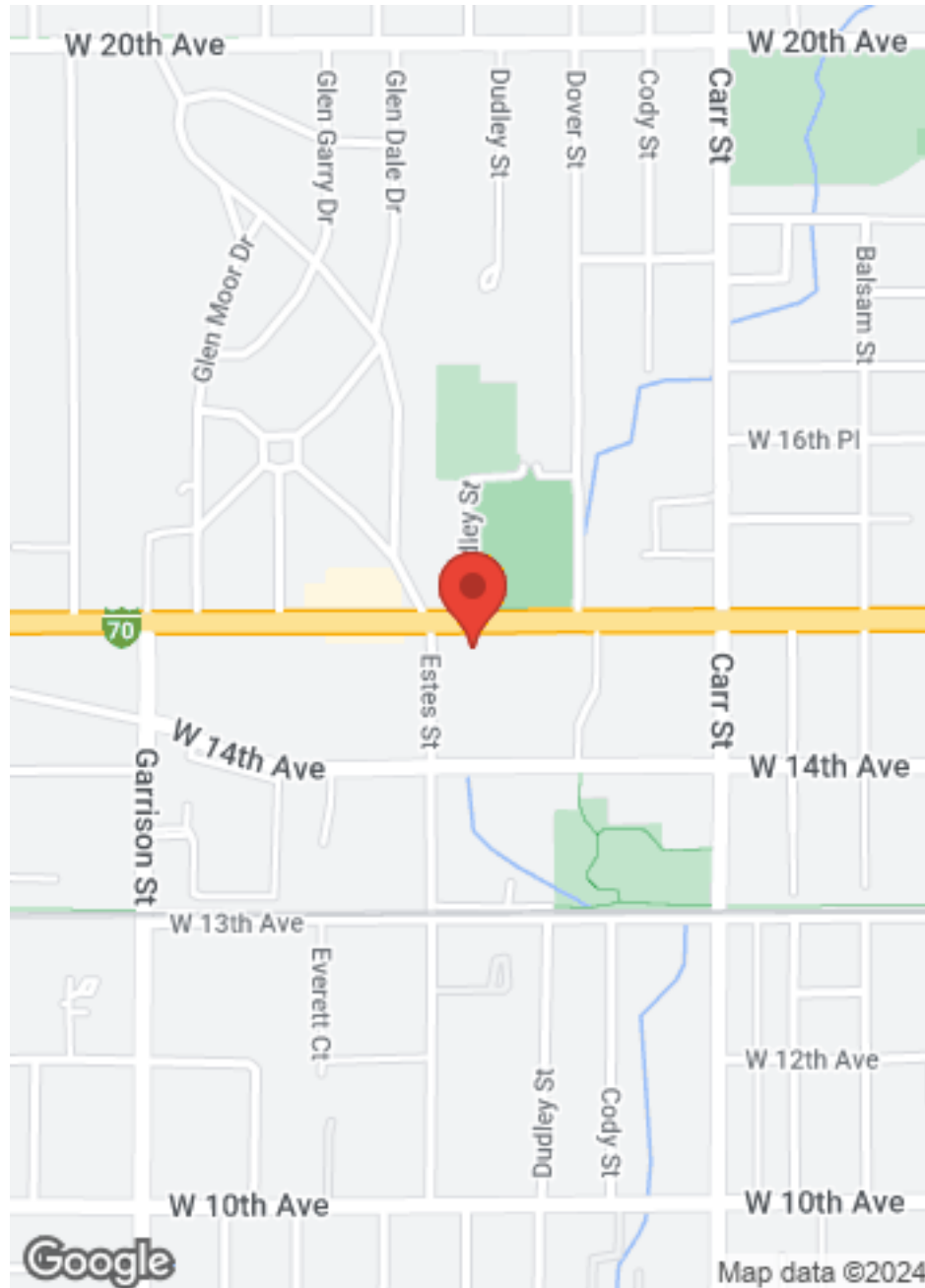


8700 W COLFAX AVE UNIT E



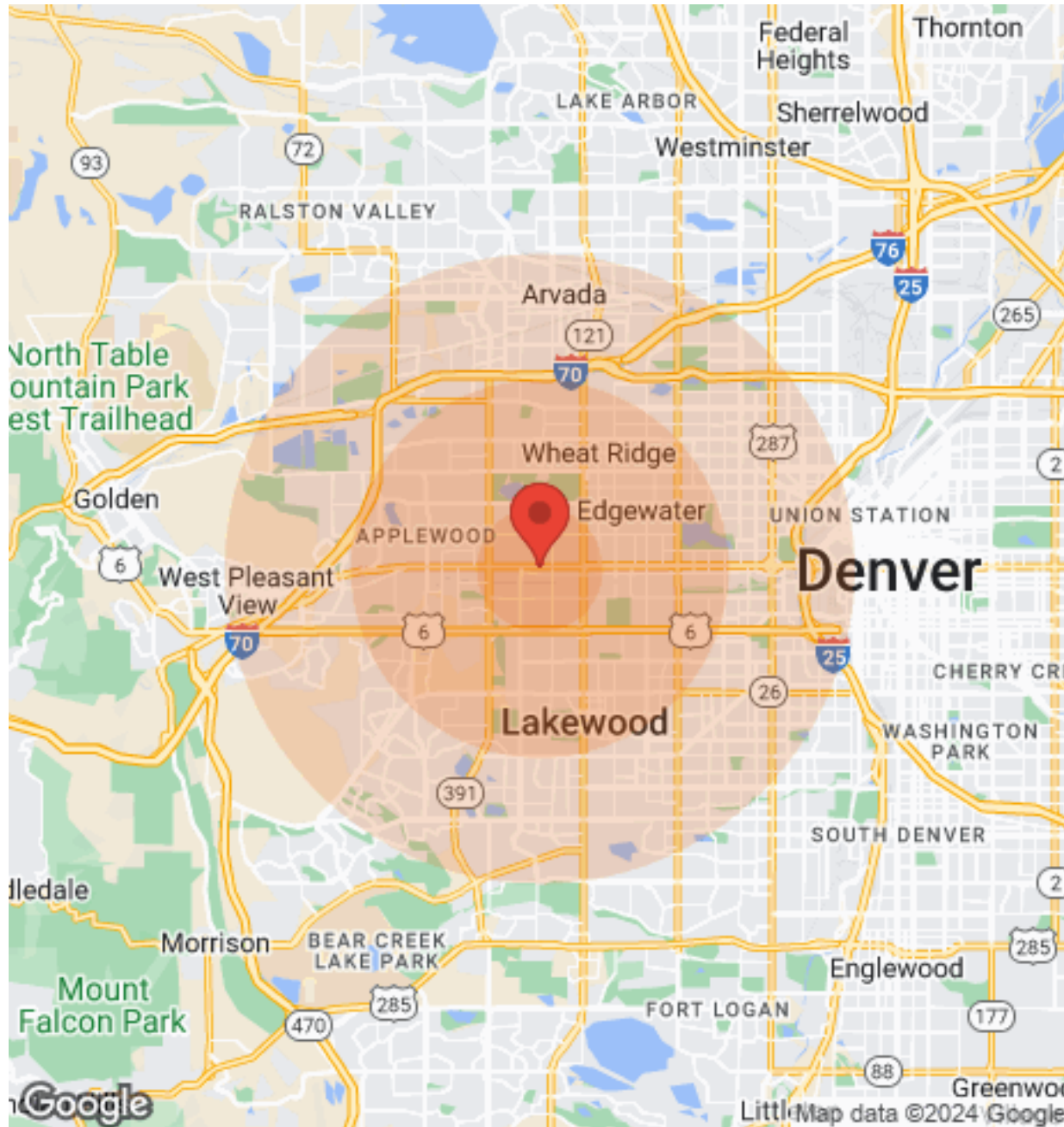
LOCATION MAPS

8700 WEST COLFAX AVENUE



DEMOGRAPHICS

8700 WEST COLFAX AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	5,656	58,483	164,754
Female	5,911	59,817	166,071
Total Population	11,567	118,300	330,825

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,905	21,134	64,936
Ages 15-24	1,369	13,362	39,009
Ages 25-54	4,631	48,133	134,479
Ages 55-64	1,636	15,169	40,390
Ages 65+	2,026	20,502	52,011

Race	1 Mile	3 Miles	5 Miles
White	9,817	97,220	263,586
Black	155	1,069	3,661
Am In/AK Nat	89	703	1,803
Hawaiian	N/A	12	15
Hispanic	2,837	37,914	123,543
Multi-Racial	2,958	36,994	115,620

Income	1 Mile	3 Miles	5 Miles
Median	\$55,069	\$48,607	\$48,864
< \$15,000	832	6,880	18,587
\$15,000-\$24,999	798	6,929	17,473
\$25,000-\$34,999	389	6,115	15,880
\$35,000-\$49,999	624	8,098	20,695
\$50,000-\$74,999	1,178	10,152	26,105
\$75,000-\$99,999	428	5,934	15,447
\$100,000-\$149,999	557	5,172	14,884
\$150,000-\$199,999	83	1,467	4,548
> \$200,000	33	732	2,940

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,211	55,453	150,003
Occupied	4,818	51,718	140,477
Owner Occupied	2,371	26,503	78,214
Renter Occupied	2,447	25,215	62,263
Vacant	393	3,735	9,526

DISCLAIMER

8700 WEST COLFAX AVENUE



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KELLER WILLIAMS® PREFERRED REALTY

11859 Pecos St, Suite 200
Westminster, CO 80234



Each Office Independently Owned and Operated

PRESENTED BY:

HOPE SAWYER
KW Member
C: (303) 807-9342
hope@trinityteamre.com

TODD WHITTAKER
Commercial Broker
O: 720-253-5878
Todd@TrinityTeamRE.com

ERIC FRITZKE
Commercial Broker
O: 303-539-7661
eric@trinityteamre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.