SVN
DENVER COMMERCIAL

LEASE

651 Garrison Street

SUITES 110, 240, & 250

Lakewood, CO 80215

PRESENTED BY:

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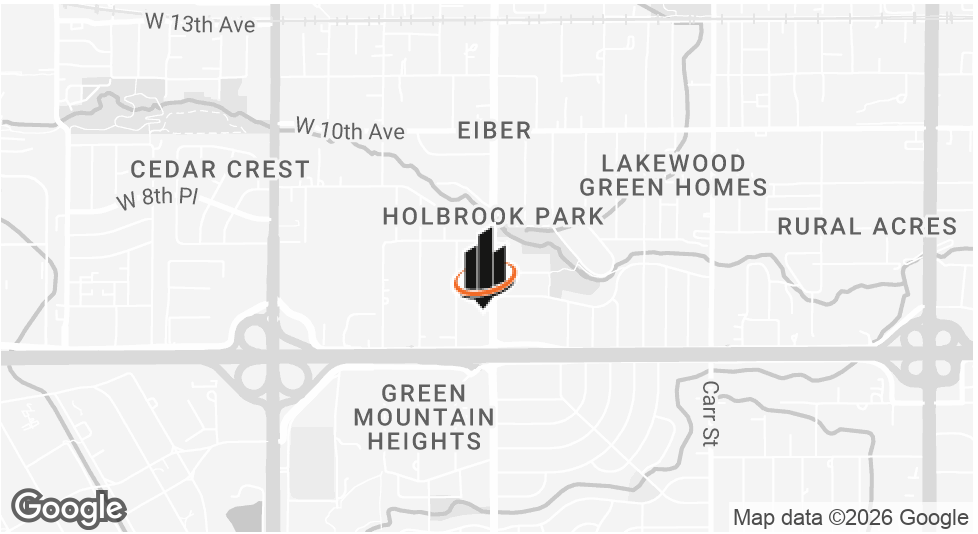
PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	$21.00 SF/yr (Gross)
BUILDING SIZE:	14,723 SF
AVAILABLE SF:	910 - 3,465 SF
LOT SIZE:	27,363 SF
YEAR BUILT:	2000
APN:	49-033-14-024

PROPERTY OVERVIEW

Centrally located with a wide open floor plan with abundant light, The Garrison West is a fantastic location for your business. This office property has everything you need to thrive. Experience the convenience and potential of this exceptional leasing opportunity!

PROPERTY HIGHLIGHTS

- Prime 1st and 2nd floor office space with an open floor plan and abundant natural light
- Located along 6th Avenue, a major Denver artery with approximately 120K VPD
- Conveniently located to local amenities

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AERIAL

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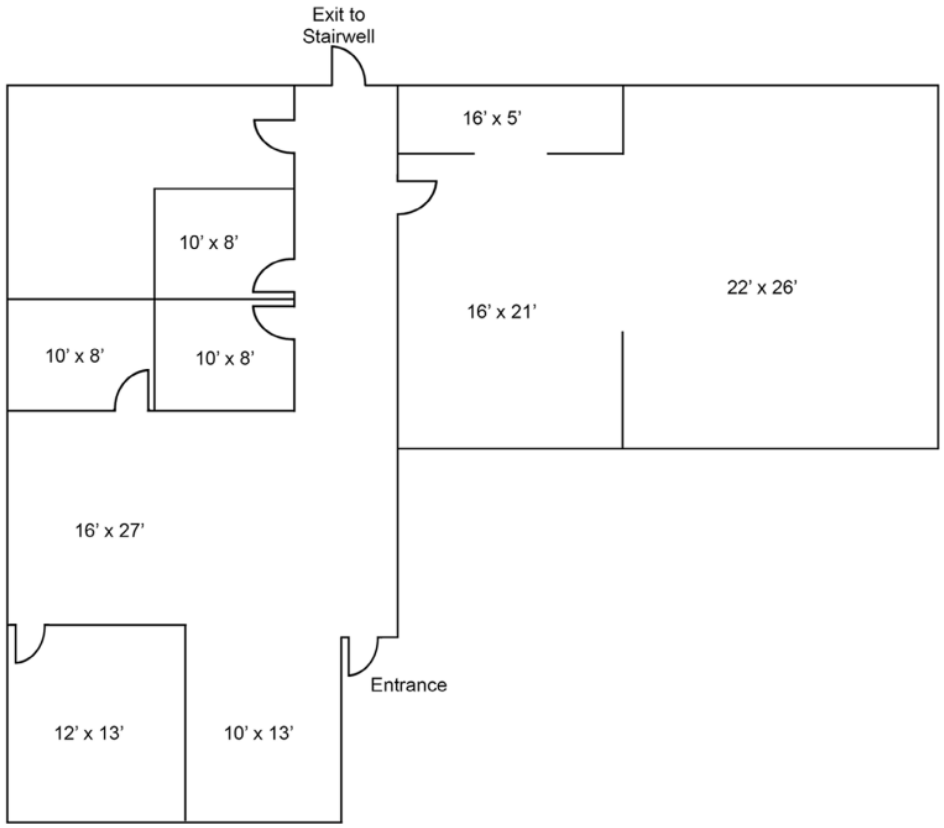
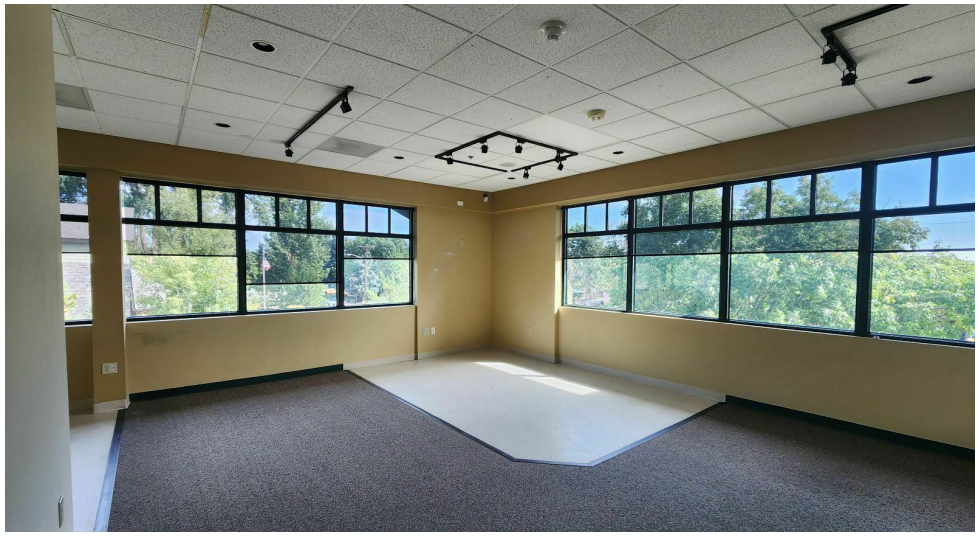
SUITE 250 - 3,465 SF





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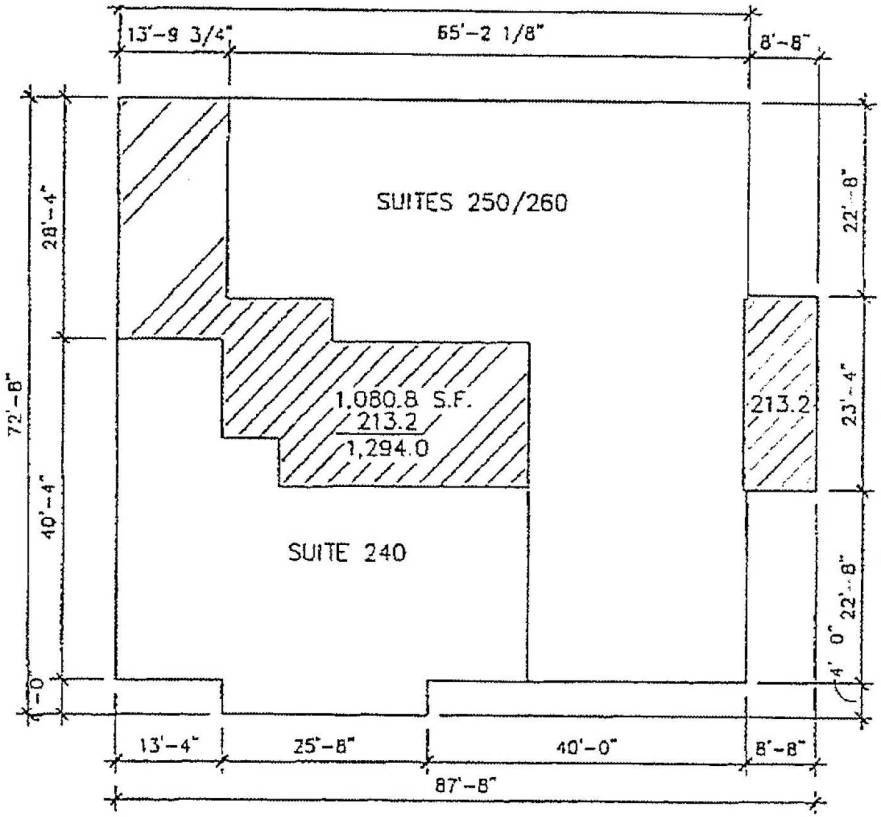
SUITE 240 - 1,857 SF



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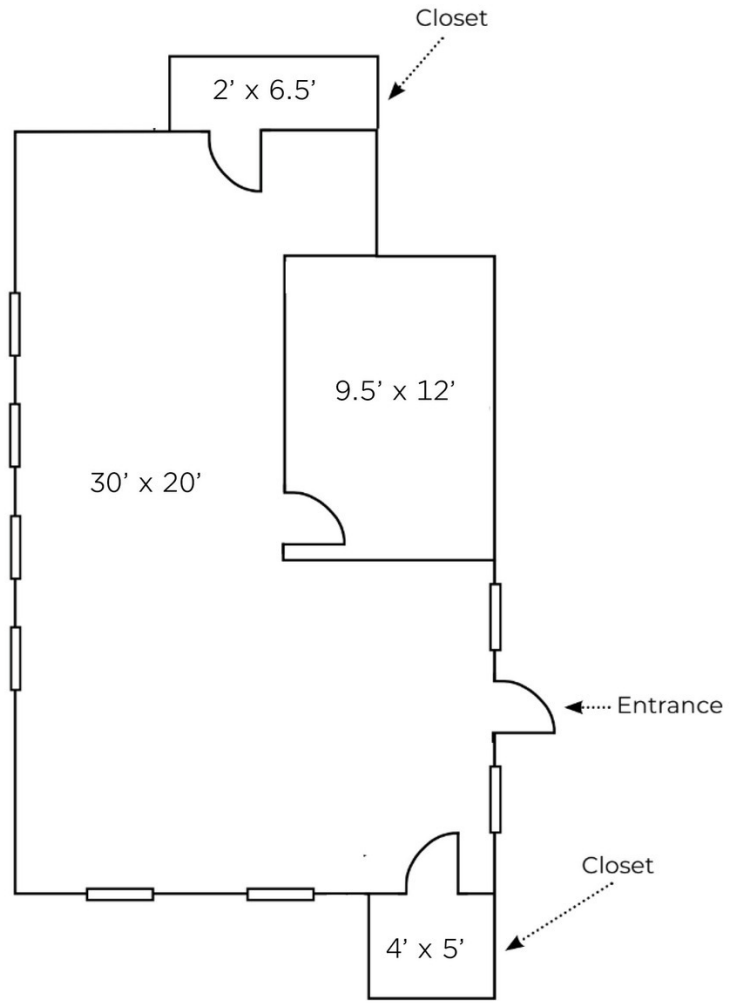
SUITE 110 - 990 SF



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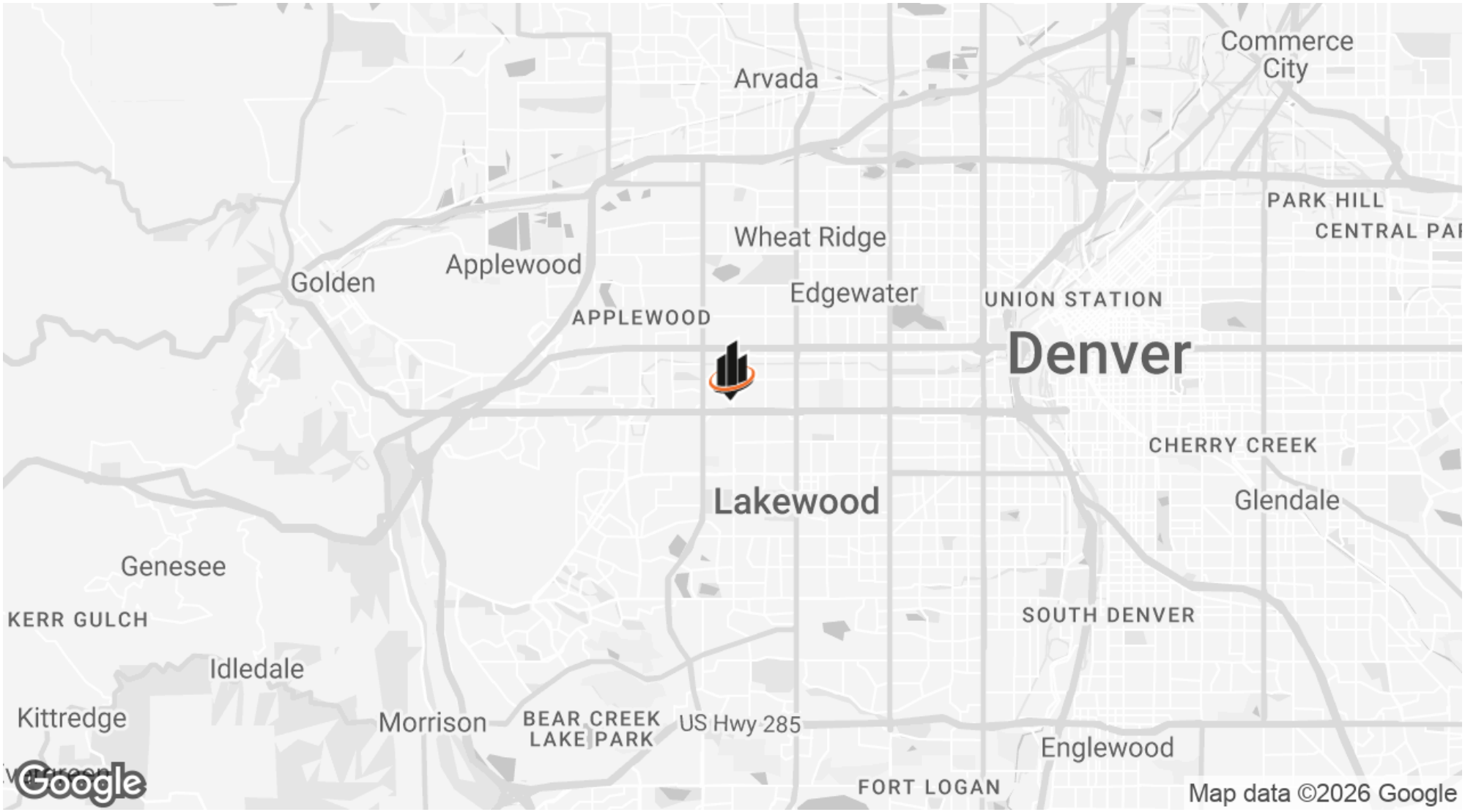
LOCATION MAP



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Garrison Street
6
120,332 AADT
PINKARD

GARRISON RETAILER MAP

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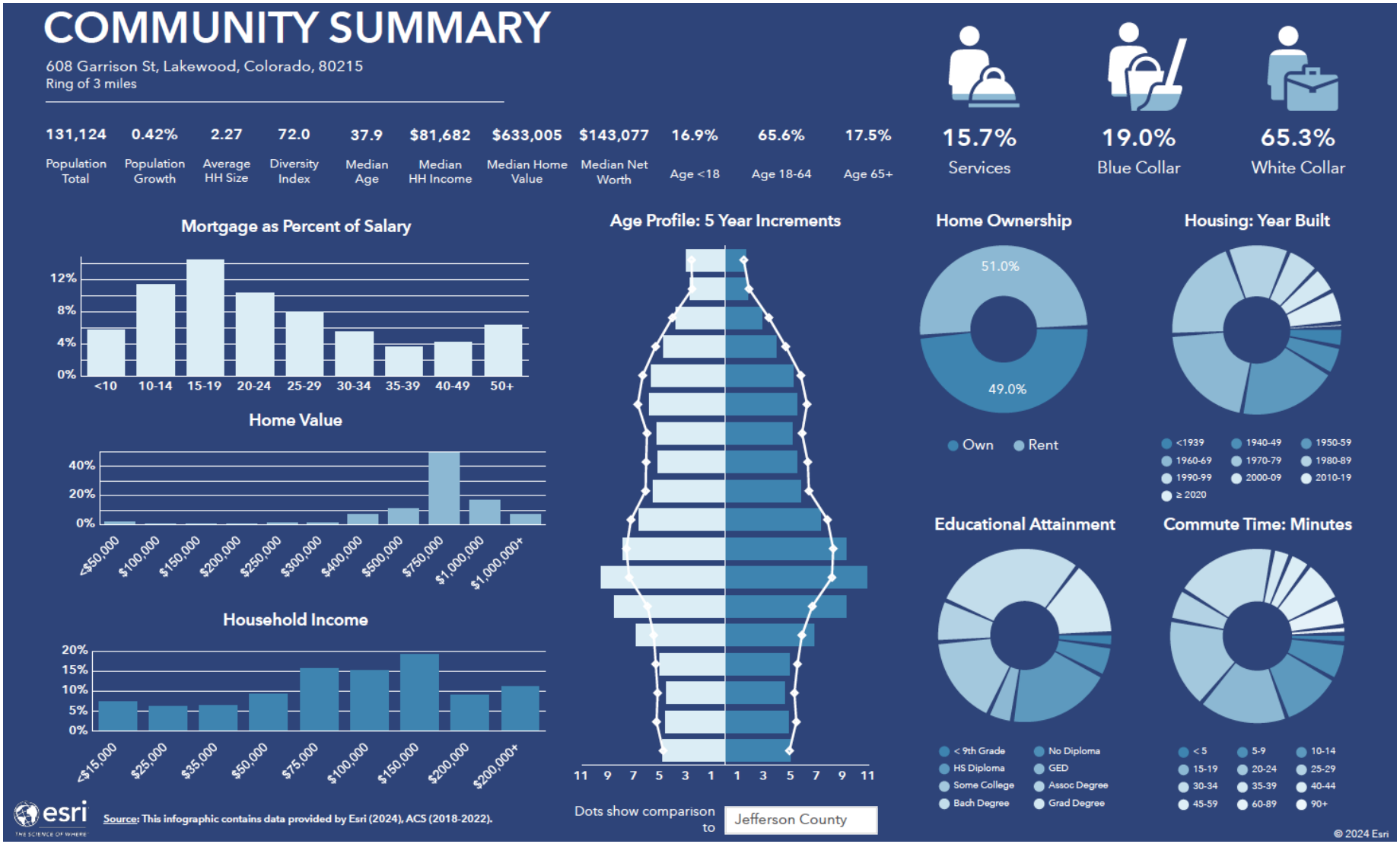

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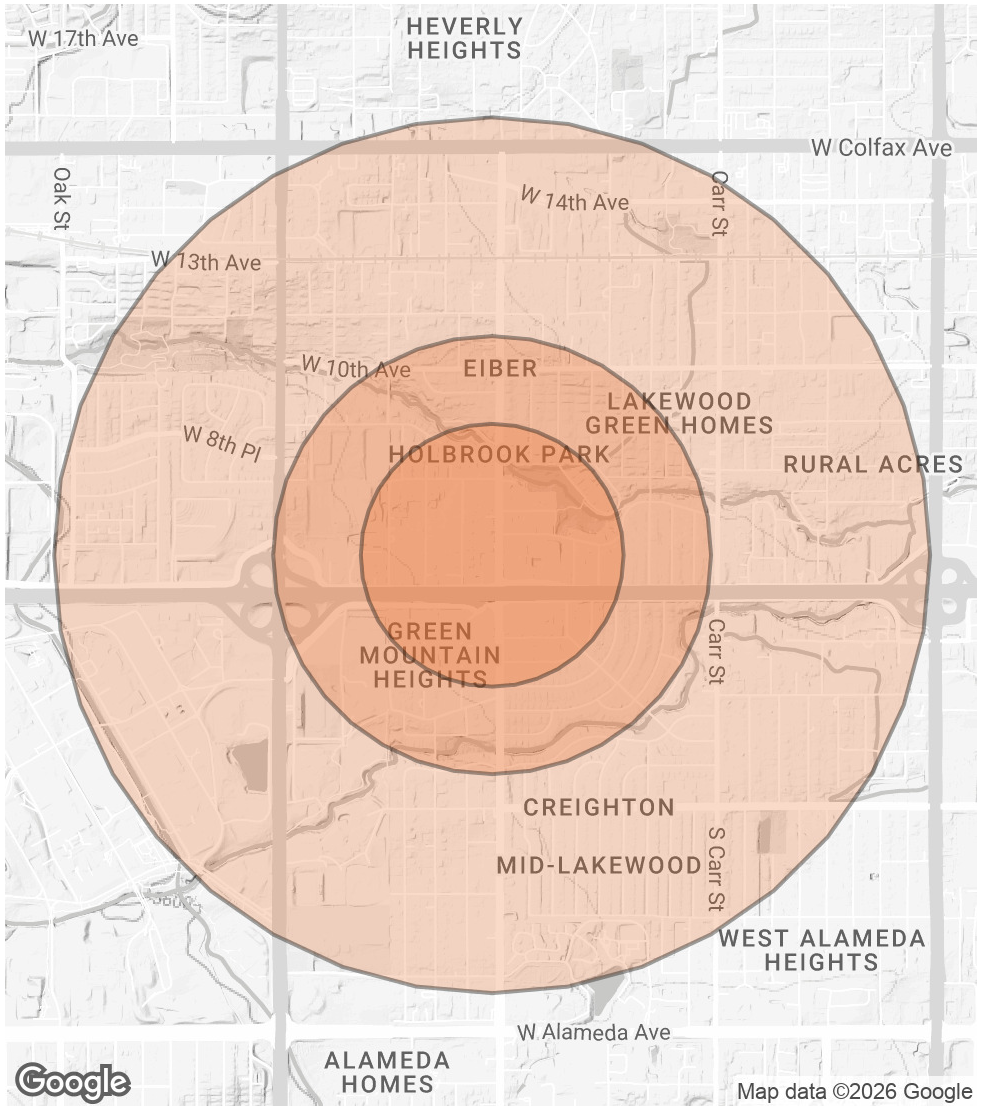
DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	782	2,269	11,387
AVERAGE AGE	45	44	40
AVERAGE AGE (MALE)	44	43	39
AVERAGE AGE (FEMALE)	46	45	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	320	938	4,671
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	$124,261	$124,677	$104,736
AVERAGE HOUSE VALUE	$685,679	$664,399	$641,789

Demographics data derived from AlphaMap



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