



FOR LEASE

2,325 SF Flex Space

1315 Nelson Unit 3 | Lakewood, CO 80215



PERFECT FLEX SPACE IN GREAT LOCATION

CONTACT:

GREG KNOTT

EXECUTIVE VICE PRESIDENT
303.512.1156
gknott@uniqueprop.com

EARL DUFFY

BROKER ASSOCIATE
303.512.2732
eduffy@uniqueprop.com

UNIQUE PROPERTIES
400 S. BROADWAY
DENVER, CO 80209
(p) 303.321.5888
(f) 303.321.5889

WWW.UNIQUEPROP.COM



1315 NELSON UNIT 3

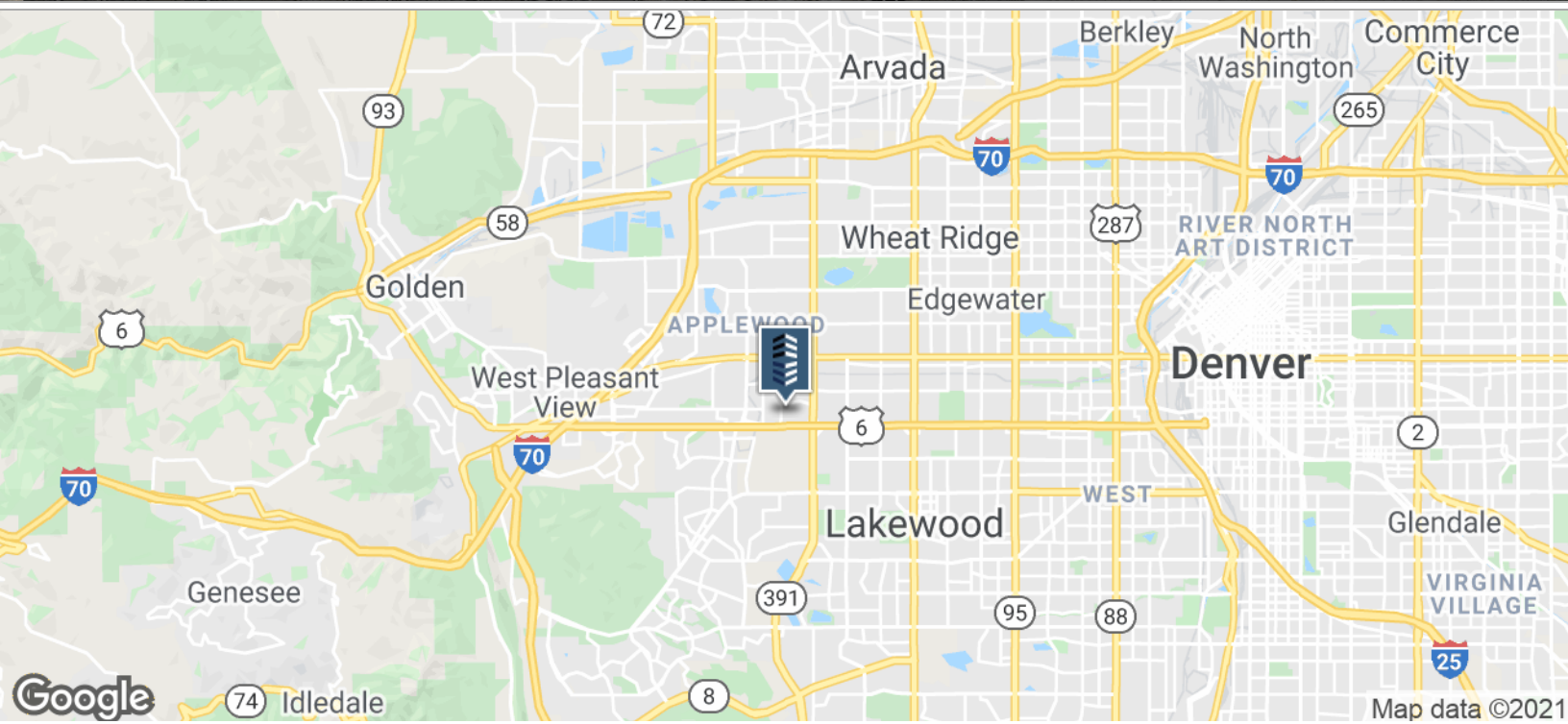
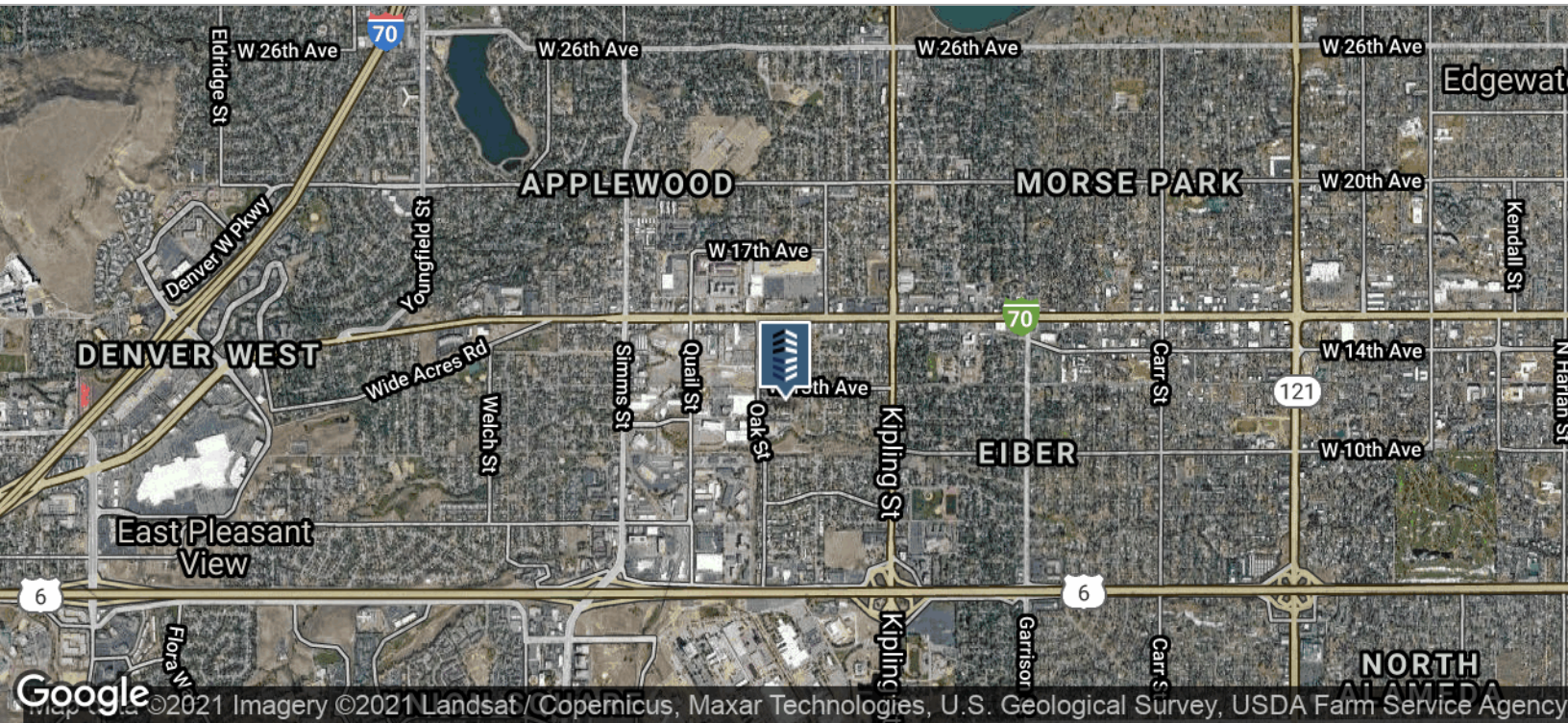
OFFERING SUMMARY

Available SF:	2,325 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Estimated NNN:	\$4.83/SF
Office SF:	~1,100 SF (One open bullpen and one private office)
Warehouse SF:	1,225 SF
Loading:	One 10'x10' Drive in
Parking:	7 - 4 in front, 3 in rear
Zoning:	M-G-T

PROPERTY HIGHLIGHTS

- Hard to find mid-sized flex space
- Great Office buildout
- EXTREMELY Clean Warehouse Space
- Small kitchenette in warehouse
- 2 bathrooms, office (ADA) and warehouse
- Sealed Concrete Floors
- Ample Parking
- Easy Loading Access
- Great Metro Denver Location with Access to Downtown, the West side, Lakewood, etc.





CONTACT:

GREG KNOTT
EXECUTIVE VICE PRESIDENT
303.512.1156
gknott@uniqueprop.com

EARL DUFFY
BROKER ASSOCIATE
303.512.2732
eduffy@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.