

**Approximately  
20,000 or 50,000 SF**

Highly Visible Building / Land



# 10455 W. 6th Ave.

Lakewood, CO 80215



- Highly visible with convenient access to US 6
- Monument signage
- Security system
- Shower facilities
- 24 hour access
- Conferencing facility
- 5 minutes from foothills / 15 minutes from downtown
- Seller open to partial building sale

<b>For Sale</b>	<b>Approximately 20,000 SF (East portion of building only) 50,924 SF (Total building)</b>
<b>Floors</b>	<b>2 (Each 25,462 SF)</b>
<b>Lot Size</b>	<b>3 AC</b>
<b>Year Built</b>	<b>1973</b>
<b>Elevators</b>	<b>1</b>
<b>Parking</b>	<b>189 Surface (3.60/1,000 SF)</b>

## SALE PRICE:

**Option 1 (Entire Building): \$6,500,000**

**Option 2 (Partial Building): Contact Broker**

**Dorit Fischer**

303 565 3025

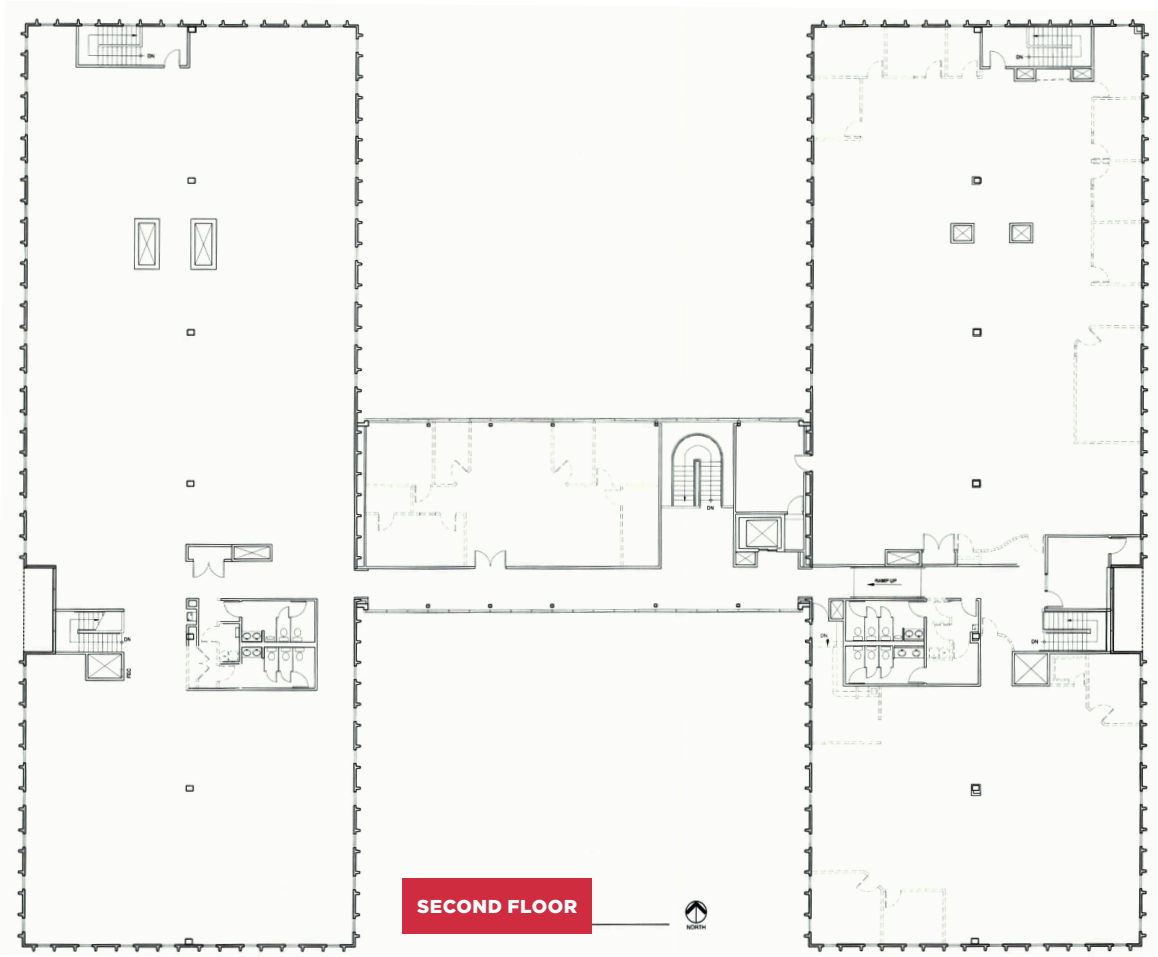
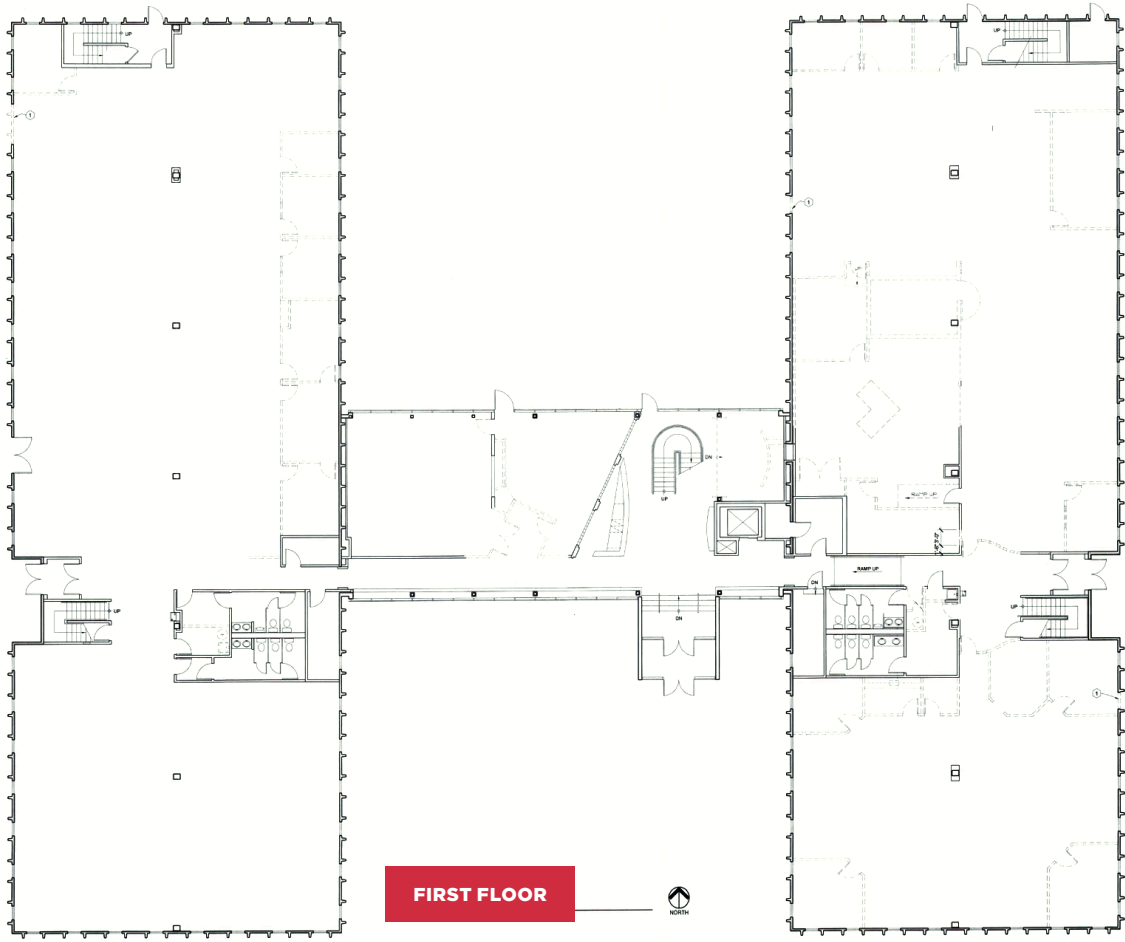
dfischer@shamesmakovsky.com

**Hayden Hirschfeld**

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**OPTION 1 50,924 SF (Total building)**



**OPTION 2 Approximately 20,000 SF (East portion of building only)**



Conveniently located minutes from Green Mountain and Golden, with endless recreational activities available.

Property is also just a 15 minute drive on US Highway 6 to Downtown Denver.



**GREEN MOUNTAIN**



**GOLDEN**

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