



## Lakemont III

11925 W I-70 Frontage Rd N, Wheat Ridge, CO 80033



**Brandon Basham**

Basham & Associates LLC

1499 Blake St, Suite 1D, Denver, CO 80202

[brandon@bashamcre.com](mailto:brandon@bashamcre.com)

(303) 550-5133 Ext: 5381



# Lakemont III

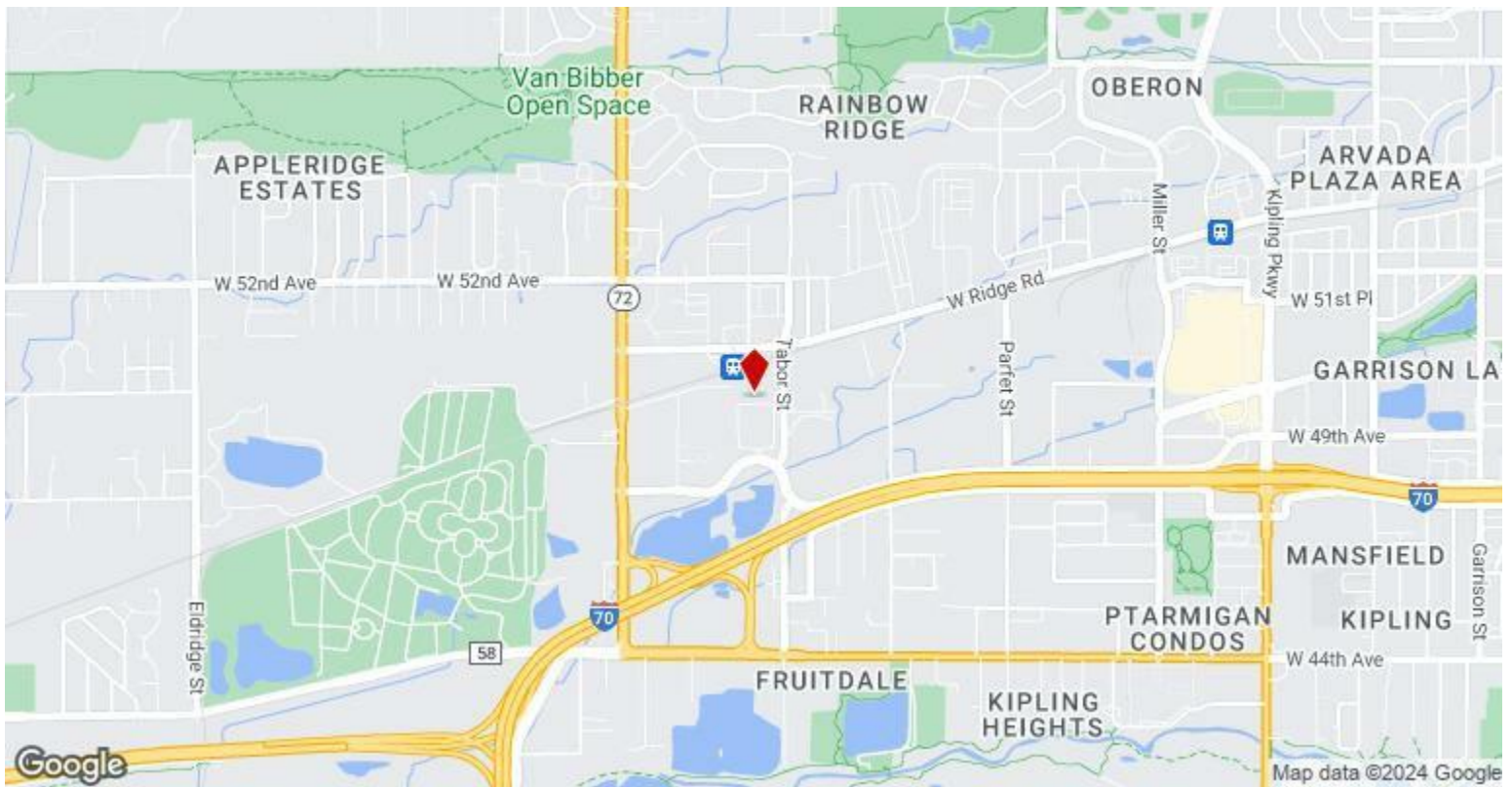
\$2,462,460

West end cap unit finished as flexible SF office build-out of 20% to 90% with 2-story entry, large open bullpen, 10 private offices, conference and break rooms and 2 bathrooms. Can be retrofit for partial flex space or warehouse space....

- Lakemont III is an ideal West Metro location just two minutes from the I-70 Interchange.
- Next to the RTD light rail line and only 5 minutes to Golden and Colorado School of Mines.
- Located on the west endcap in a newer building in the northwest corner of this smaller flex-industrial development.
- The property provides for ample parking, ease of loading and a low traffic and semi-private setting.



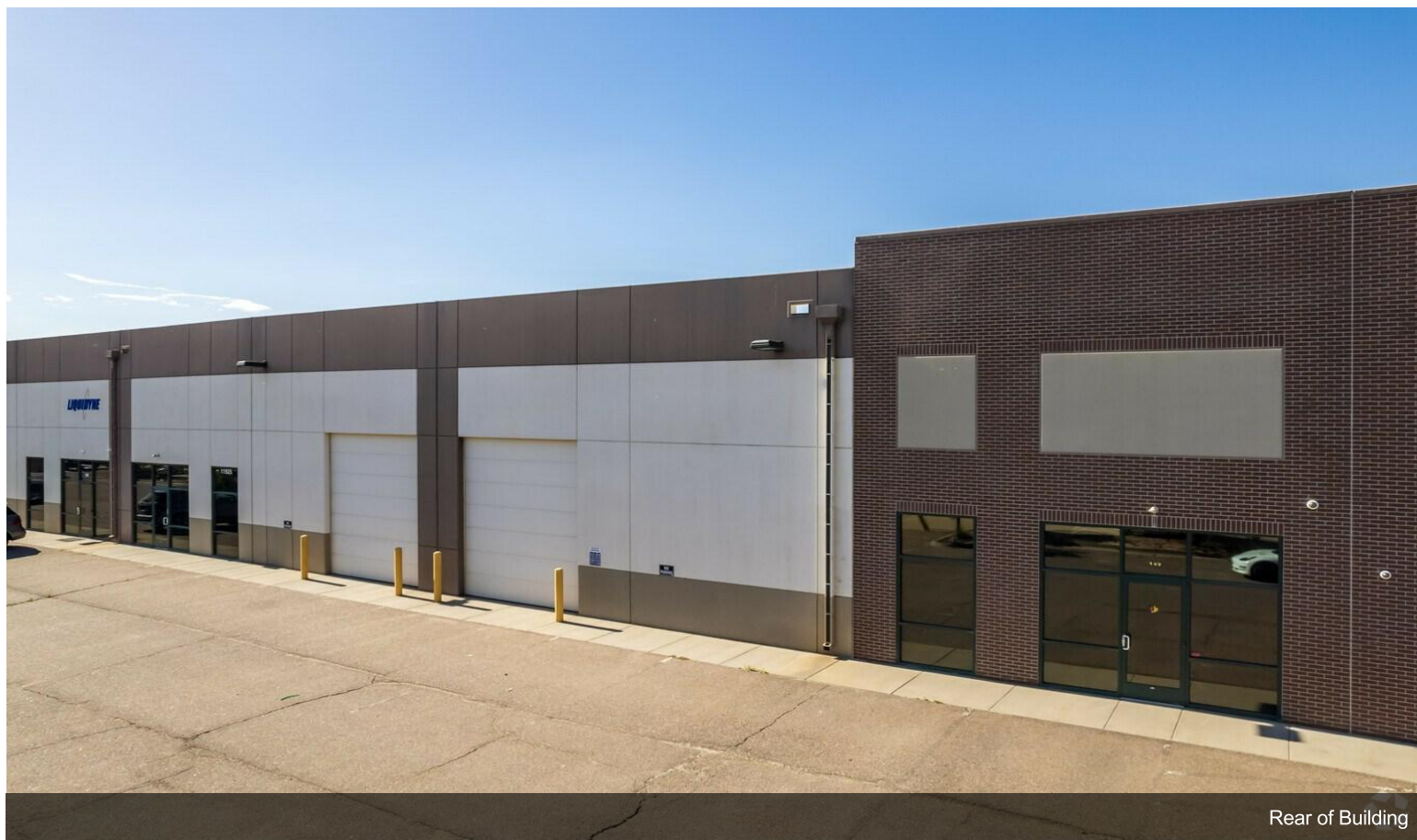
Price:	\$2,462,460
Unit Size:	11,726 SF
No. Units:	1
Total Building Size:	53,041 SF
Property Type:	Industrial
Property Subtype:	Warehouse
Sale Type:	Owner User
Building Class:	B
Floors:	1
Typical Floor Size:	53,041 SF
Year Built:	2008
Lot Size:	3.60 AC
Parking Ratio:	5.42/1,000 SF



## 11925 W I-70 Frontage Rd N, Wheat Ridge, CO 80033

West end cap unit finished as flexible SF office build-out of 20% to 90% with 2-story entry, large open bullpen, 10 private offices, conference and break rooms and 2 bathrooms. Can be retrofit for partial flex space or warehouse space.

# Property Photos



Rear of Building



Aerial View

# Property Photos

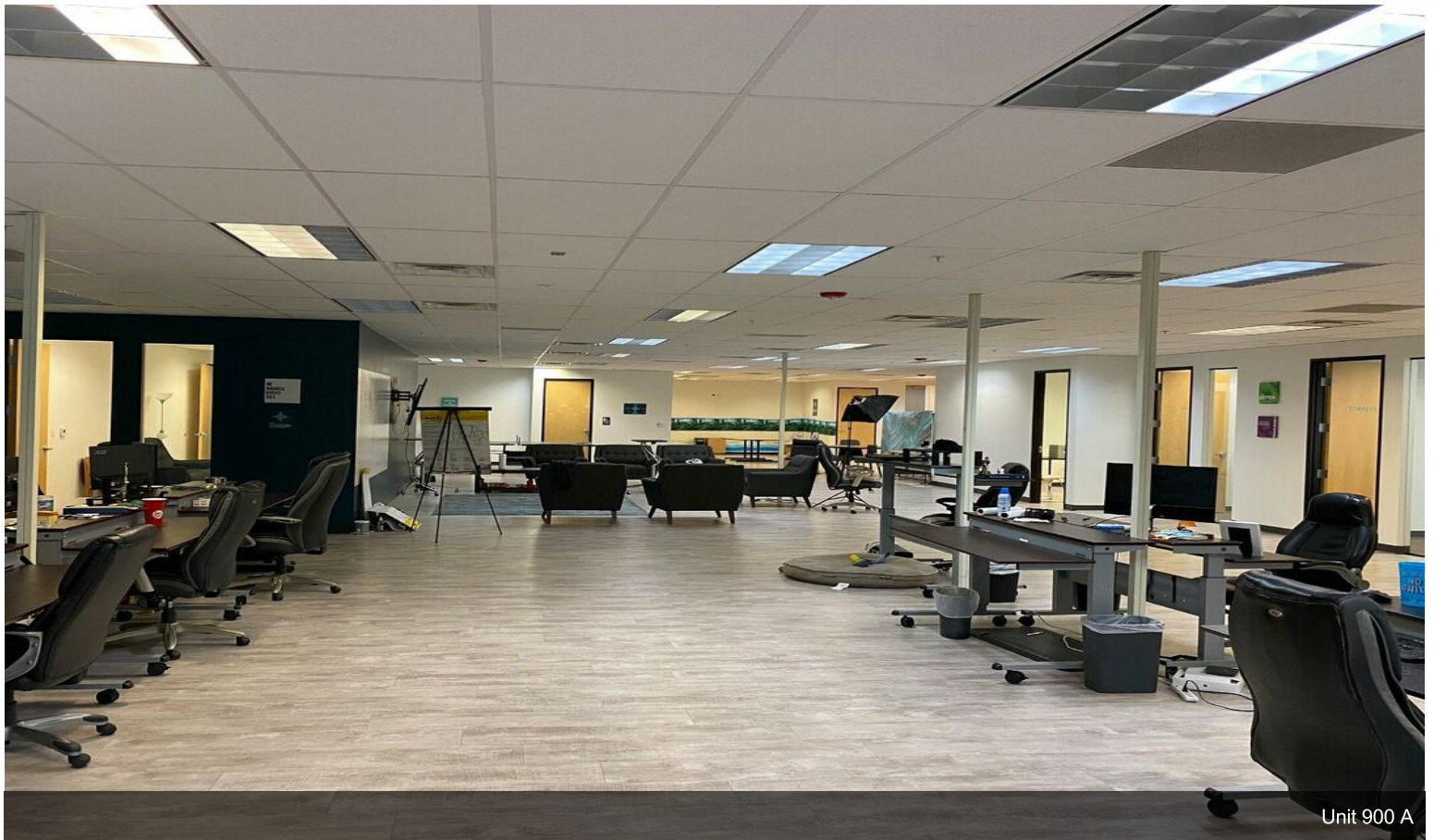


Aerial of Surrounding Area



Lobby Unit 900 A

# Property Photos



# Property Photos



Unit 900 A