

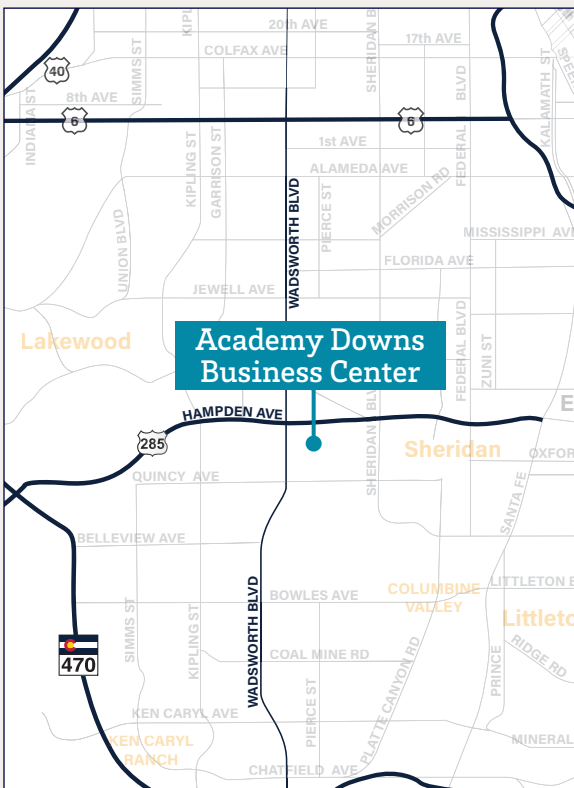


ACADEMY DOWNS Business Center UNIT 250

6900-6950 West Jefferson Ave., Lakewood, CO 80235



FOR LEASE



Building Information

Building:	6950
Unit:	250
Size:	27,000 SF
Layout:	Full office, can be demoed as needed
Available:	Jan. 2025
Loading:	1 Dock High & 4 Knockouts
Clear Height:	12'-14'
Parking Ratio:	3.48:1,000 SF
Zoning:	M-1 PD / M-E-S (Mixed Use - Employment - Suburban)
Lease Rate:	Contact Brokers
NNN Expenses (2024):	\$6.83/SF

Colliers

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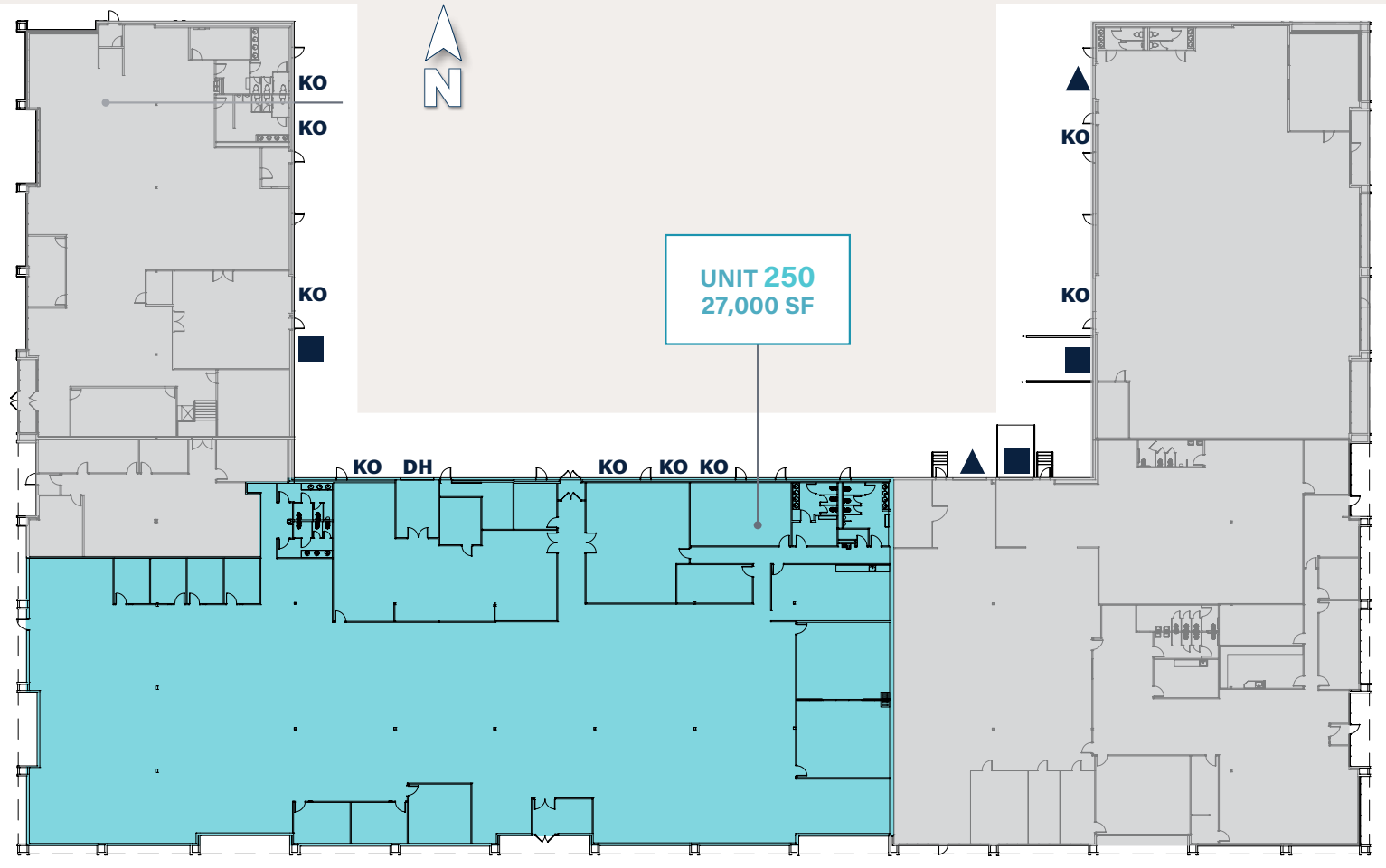
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UNIT 250 FOR LEASE

ACADEMY DOWNS Business Center

6900-6950 West Jefferson Ave.
Lakewood, CO 80235



Convenient
Hampden
Access



Heavy
power



Ample
parking



High-
speed
internet
access
available



Local
Management

Colliers

CONTACTS:

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