



GENESEE
COMMERCIAL
GROUP, LLC

FOR LEASE - FLEX

11495 W. 8TH AVE. UNIT 103/104

LAKEWOOD 80215



T. Blake Rogers - 720.530.5788
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Tim P. Rogers - 303.641.4080
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Property Features

- ✓ Great Flex Option on Supply Constrained West Market.
- ✓ Private Entry into Office & Warehouse (front park/rear load)
- ✓ 7 Private Offices; Conf. Room; Open area Reception; 2 RR's; Warehouse
- ✓ 3 Minute Drive to the Federal Center
- ✓ 12 Minute Drive to the Central Business District (downtown)

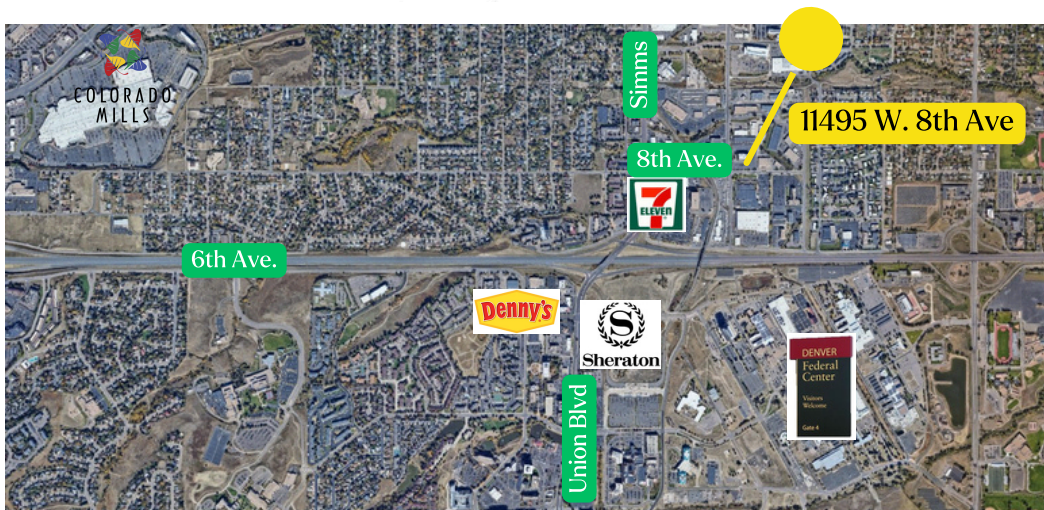
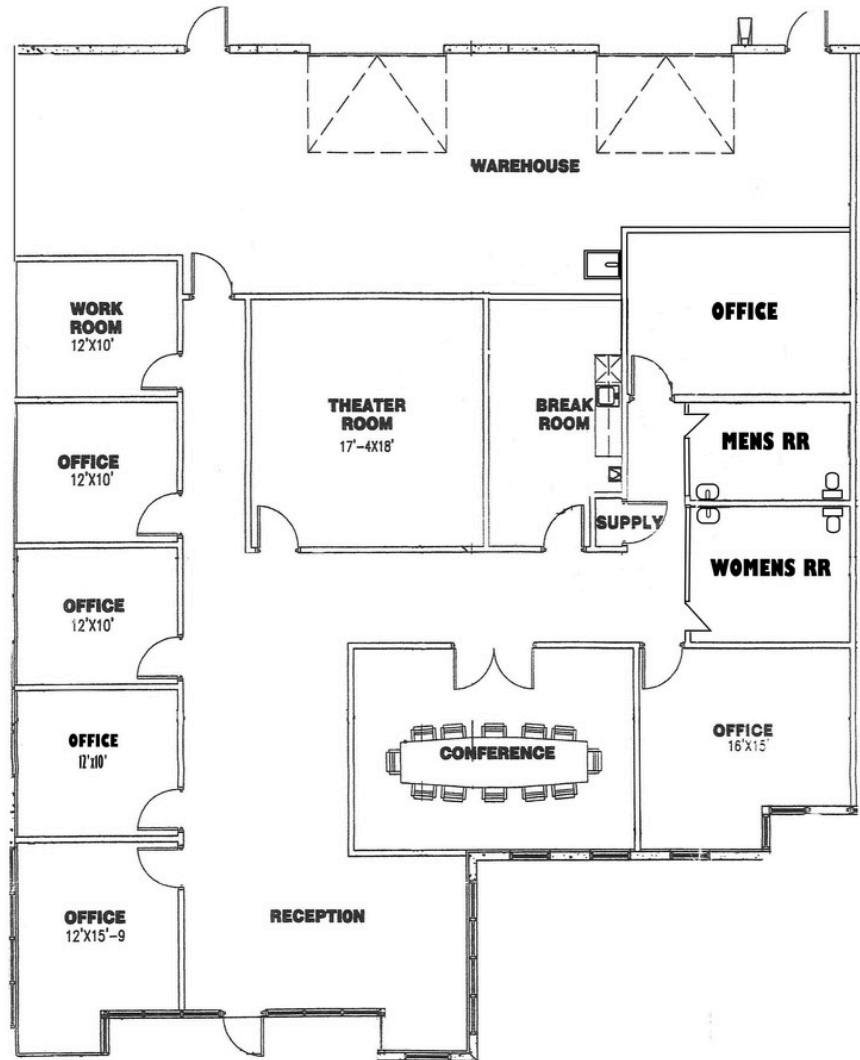
Specifications #103/104

Available SF: 4,237 sf
Office SF: 2,967 sf
W/H SF: 1,270 sf

Lease Rate: \$14.00/sf NNN
NNN's: \$7.14/sf
Monthly Rent: \$5,932.88

Power: To be Verified
Configuration: 58% Office
Clear: 17'
Loading: Two (2) Drive In Doors
Zoning: Light Industrial
Restrooms: 2

FLOOR PLANS & MAP



Abundant Food & Retail Nearby



Professionally Managed Flex Park



Drive High Loading Door



Close Proximity to 6th Ave & I-70



Restrooms in Suite

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