

FOR LEASE

1460 CARR STREET, UNIT 110, LAKEWOOD, CO 80214

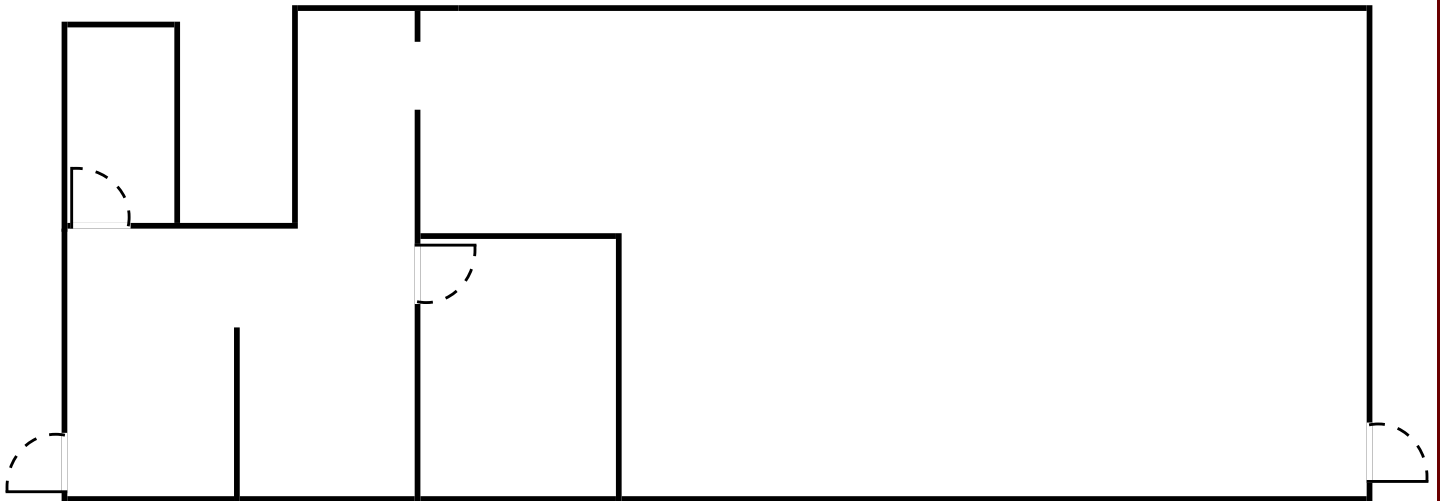
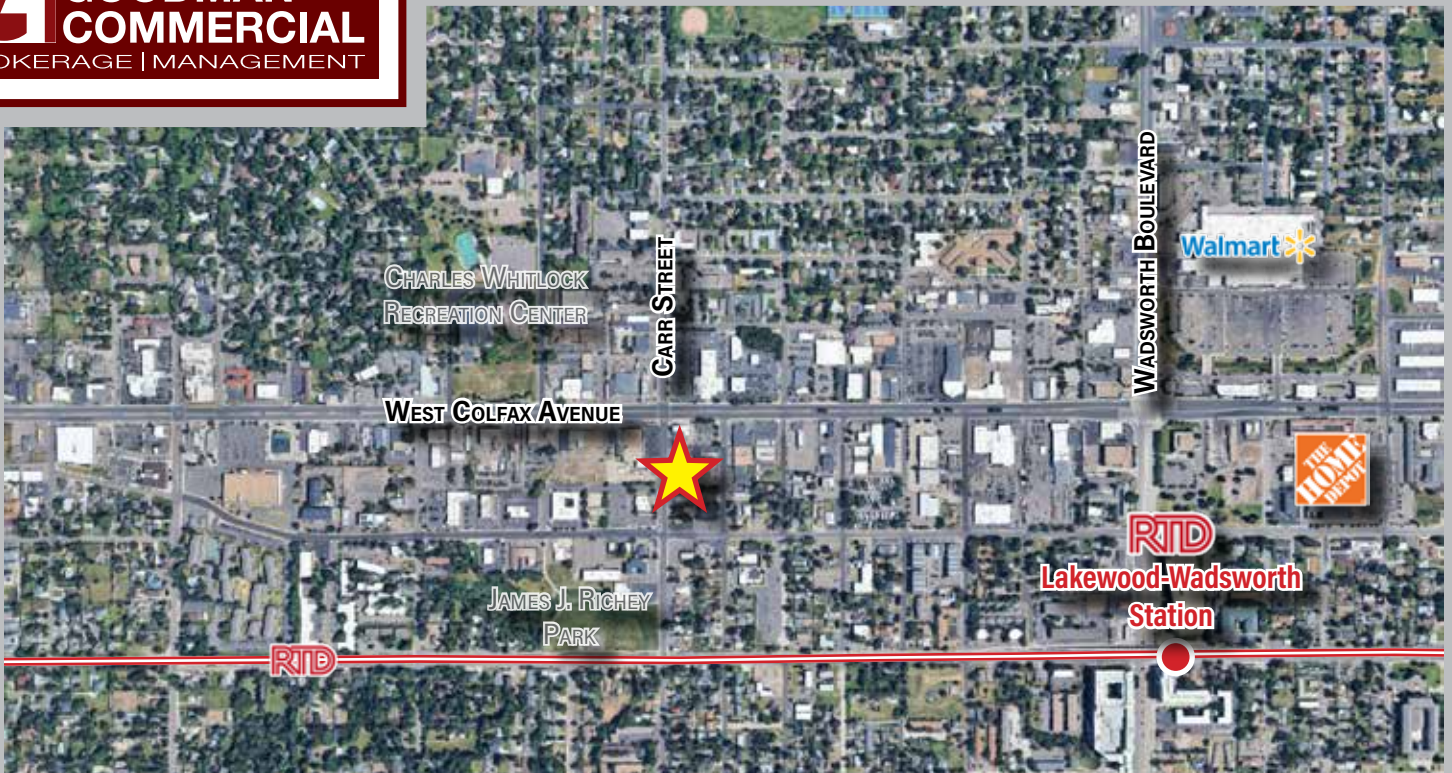


1,236 SF END-CAP RETAIL SPACE
\$19.00/SF + NNN

- 1 Restroom In-Unit
- 8 Reserved Parking Spaces
- Open Floorplan
- Facade Signage
- Immediate Access to West Colfax

Total Building Size:	3,982 SF
Year Built:	1965
Zoning:	M-G-S (Lakewood)
Property Taxes (2026):	\$2.99/SF/Year
Property Insurance:	\$2.43/SF/Year
CAM:	\$1.11/SF/Year
Total NNN:	\$6.53/SF/Year
Total Site Size:	9,870 SF





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