

**Industrial/Retail/Office  
for Lease**  
**950 Simms St.**  
**Lakewood, CO 80401**

**Summit Commercial Brokers**  
**541 Main St, Suite B**  
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**Call us for more information  
or to schedule a tour!**

**Multiple Industrial, Office & Retail  
Spaces Available**

Well-located commercial property along Simms Street offering several unique leasing opportunities. Spaces can accommodate a range of industrial, office, retail, showroom and service-oriented users, with excellent access to 6th Avenue and I-70.

| Available Space         | Size           | Base Lease Rate |
|-------------------------|----------------|-----------------|
| Warehouse + Fenced Yard | 5,000–7,000 SF | \$15.00/SF NNN  |
| Second-Floor Office     | 4,000 SF       | \$23.00/SF NNN  |
| Office / Retail         | 1,800 SF       | \$23.00/SF NNN  |
| Showroom / Shop + Yard  | ±7,500 SF      | \$23.00/SF NNN  |
| Total Available         | 20,300 SF      | — —             |

# Warehouse Space + Yard For Lease

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|                 |                                                                                                          |
|-----------------|----------------------------------------------------------------------------------------------------------|
| Size            | 5,000 - 7,000sf<br><i><u>*2,000sf of Mezzanine (ability to demo)</u></i><br>0.51 AC of Fenced/Paved Yard |
| Base Lease Rate | \$15.00/sf NNN                                                                                           |
| NNN Expenses    | \$4.50/sf (2026 est.)                                                                                    |

|                                        |
|----------------------------------------|
| <b><u>Space Info:</u></b>              |
| - 22' High Warehouse                   |
| - 14 x 14 OH Door and 8' x 8' OH Door  |
| - 2,000sf of Mezz (ability to demo)    |
| - 7 minute was from Oak St. Light Rail |

### Industrial space with fenced and paved outdoor storage

Approximately 5,000–7,000 SF of freestanding warehouse space with dedicated yard area directly behind the building. The space offers high-clearance warehouse functionality and is well suited for contractors, service companies, equipment users, distribution, storage and other industrial users requiring secure outdoor space.

**Highlights:** high-clearance warehouse • fenced & paved yard • parking • convenient loading/access • excellent access to 6th Avenue & I-70 • 7-minute walk to Oak Street Light Rail. The prior marketing specifically identifies the warehouse, paved yard, parking and high-clearance features.

All information provided is believed to be reliable but is not guaranteed. Prospective tenants should independently verify all information. Pricing, terms, and availability are subject to negotiation

# Retail/Office Space For Lease

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**Size**

**1,800sf**

**Base Lease Rate**

**\$23.00/sf NNN**

**NNN Expenses**

**\$4.50/sf (2026 est.)**

### **Space Info:**

- Currently 5 Private Offices with 1 Conference Room
- TI Allowance to convert to Open Retail Space
- 33,000 Cars Per Day on Simms
- Monument Signage Available

### **Simms Street Visibility + Signage Opportunity**

Approximately 1,800 SF of flexible office/retail space with the potential for excellent visibility along Simms Street and monument signage. The property fronts a heavily traveled corridor with approximately 30,000 vehicles per day, making this an attractive option for businesses that value visibility and customer access.

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# Office Space For Lease

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|                 |                       |
|-----------------|-----------------------|
| Size            | 4,000 - 5,800sf       |
| Base Lease Rate | \$23.00/sf NNN        |
| NNN Expenses    | \$4.50/sf (2026 est.) |

### Space Info:

- TI Allowance Negotiable to convert space to Retail
- Furniture Included if wanted
- 4-5 Private Offices
- 1 Conference Room
- Full Kitchen with Fridge, Oven, Stove and more

### Move-in-ready office with a functional, open layout

Approximately 4,000 SF of well-finished second-floor office space featuring 3 private offices, conference room, large open work area and kitchenette. A great fit for professional services, design/creative firms, contractors needing an office headquarters, or businesses looking for a combination of private and collaborative workspace.

# Showroom and Shop Space + Yard For Lease 950 Simms St.

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**Size**

**+/- 7,500 sf**

**Base Lease Rate**

**\$23.00/sf NNN**

**NNN Expenses**

**\$4.50/sf (2026 est.)**

## **Space Info:**

- 3 Private Offices
- 1 Conference Room
- 1 Breakroom
- High End Showroom Space
- Attached Shop Space
- Fenced/Secured Yard

## **Highly improved showroom space with functional shop and outdoor storage**

Versatile showroom/shop space featuring multiple finished showroom areas, 3 private offices, conference room, break area, shop/storage space, and secured fenced yard. Ideal for contractors, building suppliers, home improvement/design businesses, or other users needing a combination of customer-facing showroom and functional shop/yard space.

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