

14710 W. COLFAX AVENUE LAKEWOOD, CO 80206



ABOUT THE PROPERTY

Rare leasing opportunity at Colorado Mills with prominent frontage along Colorado Mills Parkway. The property offers excellent access to Highway 6 and I-70, and is supported by strong demographics and exceptional visibility.

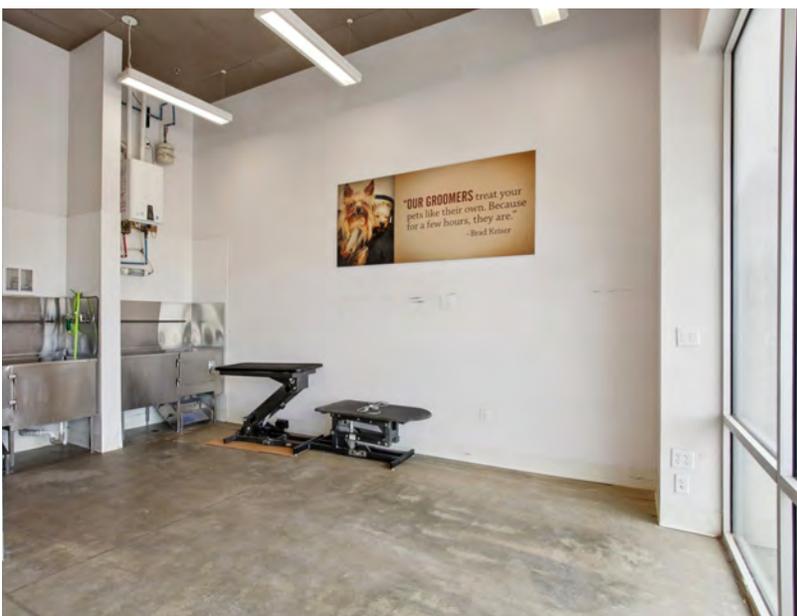
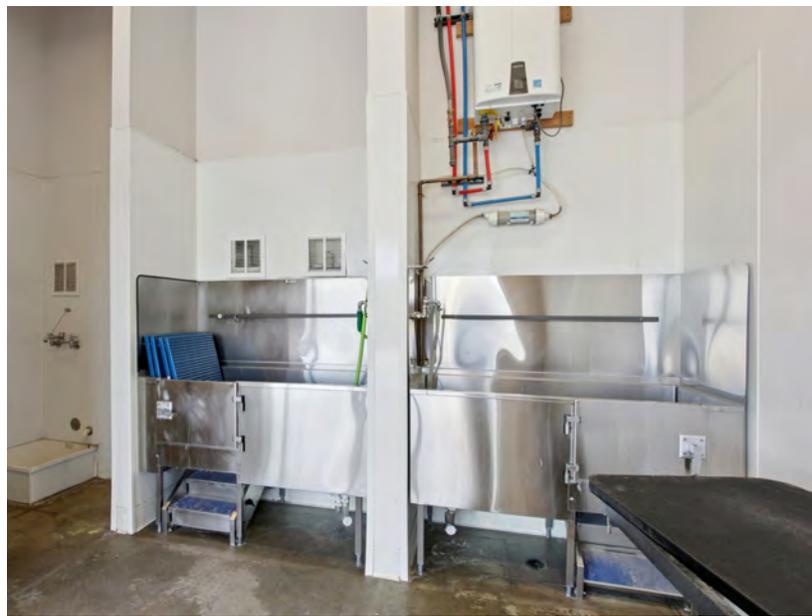
PROPERTY FEATURES

- **Building Size:** 10,023 SF
- **Available Suite:** A130 - 2,252 SF
- **Year Built:** 2012
- **NNN Expenses:** Contact Broker
- **TI Allowance:** Negotiable
- **Clear Height:** 18'
- **Ceiling Height:** 20'
- **Parking:** Surface Lot

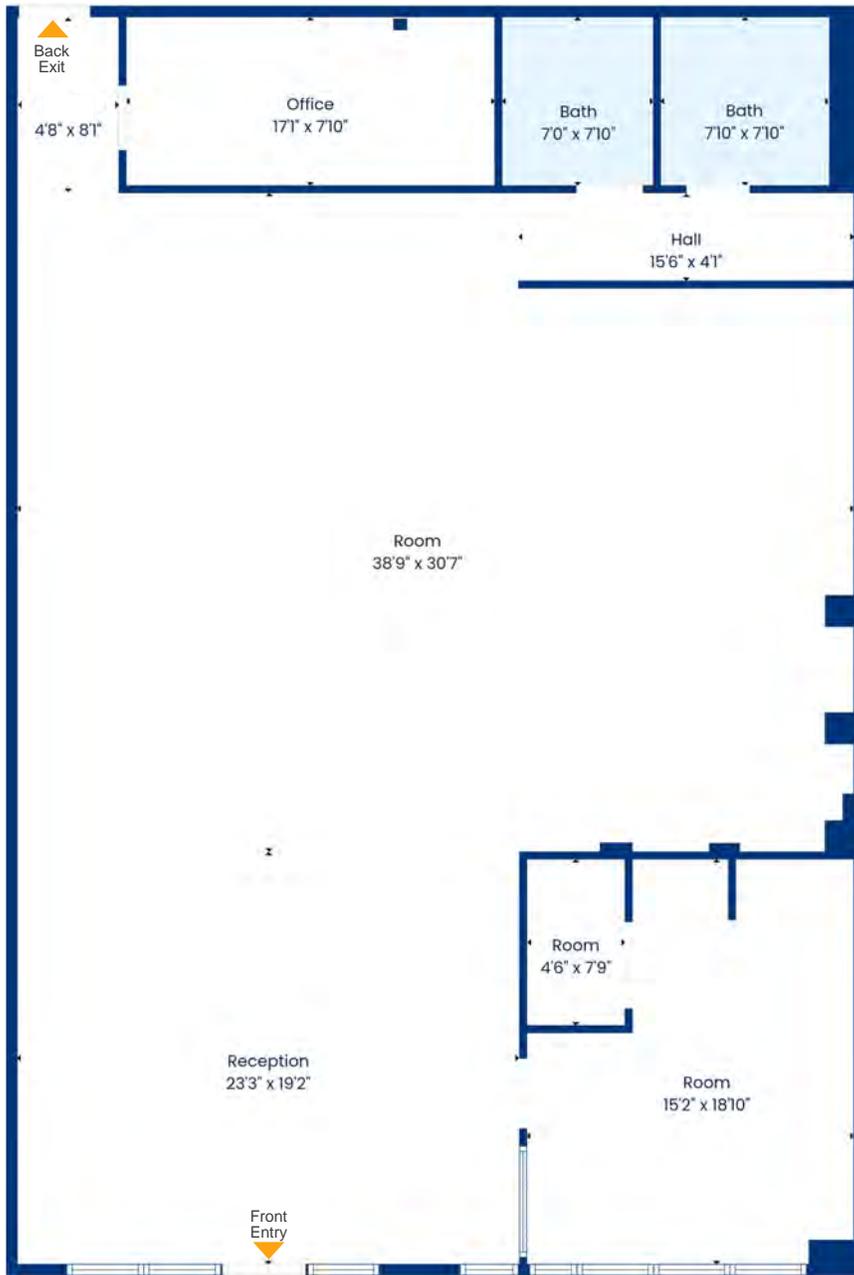
CONTACT

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LEASE RATE
\$35.00/SF NNN

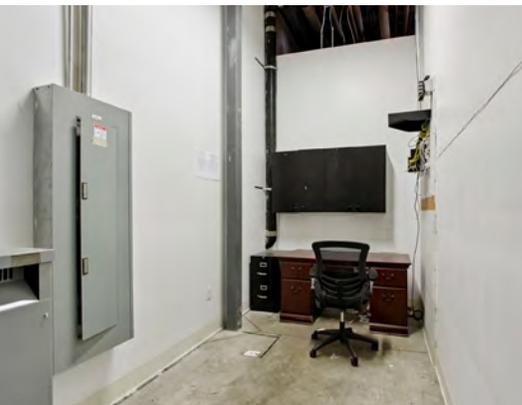


FLOORPLAN - UNIT A130 - 2,252 SF



PROPERTY HIGHLIGHTS

- Rare vacancy in Colorado Mills
- Frontage to Colorado Mills Pkwy
- Proximity to Hwy 6 & I-70
- Strong demographics
- High traffic counts from Indiana St (29,023 VPD) & Colorado Mills Blvd (29,847 VPD)





Located within the Colorado Mills District

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LAKEWOOD, CO 80206

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