

SUITE 105, 6055 LEHMAN DRIVE, 80918

Great space for your growing small business! Quiet 1-story building with trees; no stairs or elevator (handicap accessible). The space offers wide hallways and ample parking. The building was updated & refreshed in 2015-16.

Public area custodial service is provided; tenants are responsible for cleaning their own suites. Bathrooms include two female stalls, one male stall and one urinal. We are willing to alter the suite to suit, depending on lease terms. Short term or long term leases are available.

Unit 105 is currently vacant and available to show. It is a corner unit with two window walls—light and bright. There is a reception / waiting area with French doors, and a very large shelved storage space. The space was previously a chiropractor's office.

We will paint it to your choice of color! Carpet has been professionally cleaned.



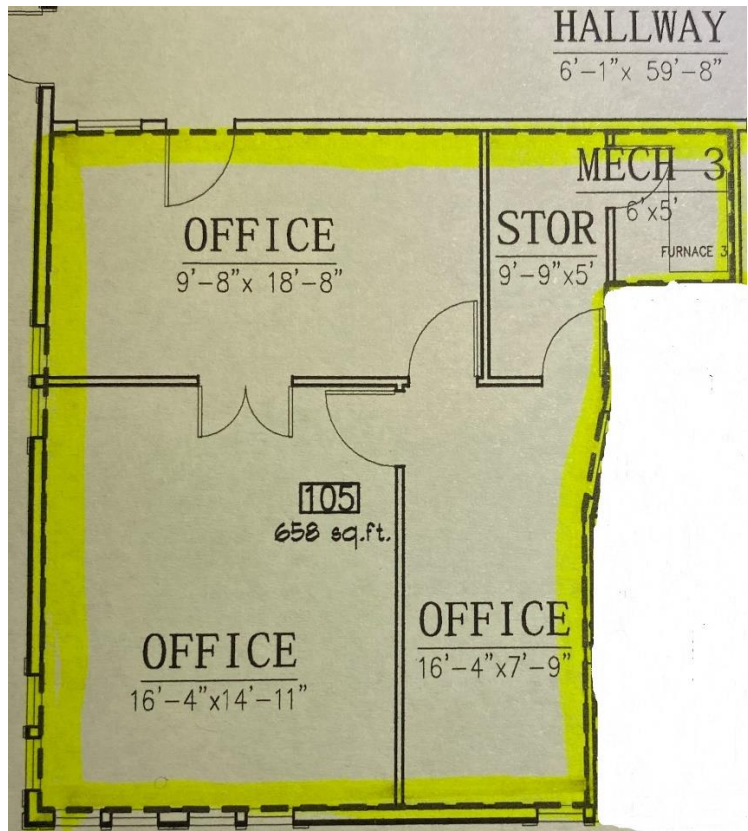
Front section / Entry / Reception



Large, open space separated by French doors



Second, smaller space with privacy door



Large storage space with shelving

Term negotiable. Make sure you compare this “apples-to-apples” as it is a GROSS lease, not a NNN lease. You have no unexpected expenses. It is 660 sf for \$935 per month, \$1.31 per sf per month. Beautiful energy—you’ll love this space and your neighboring tenants!