



Lakemont III

11925 W I-70 Frontage Rd N, Wheat Ridge, CO 80033



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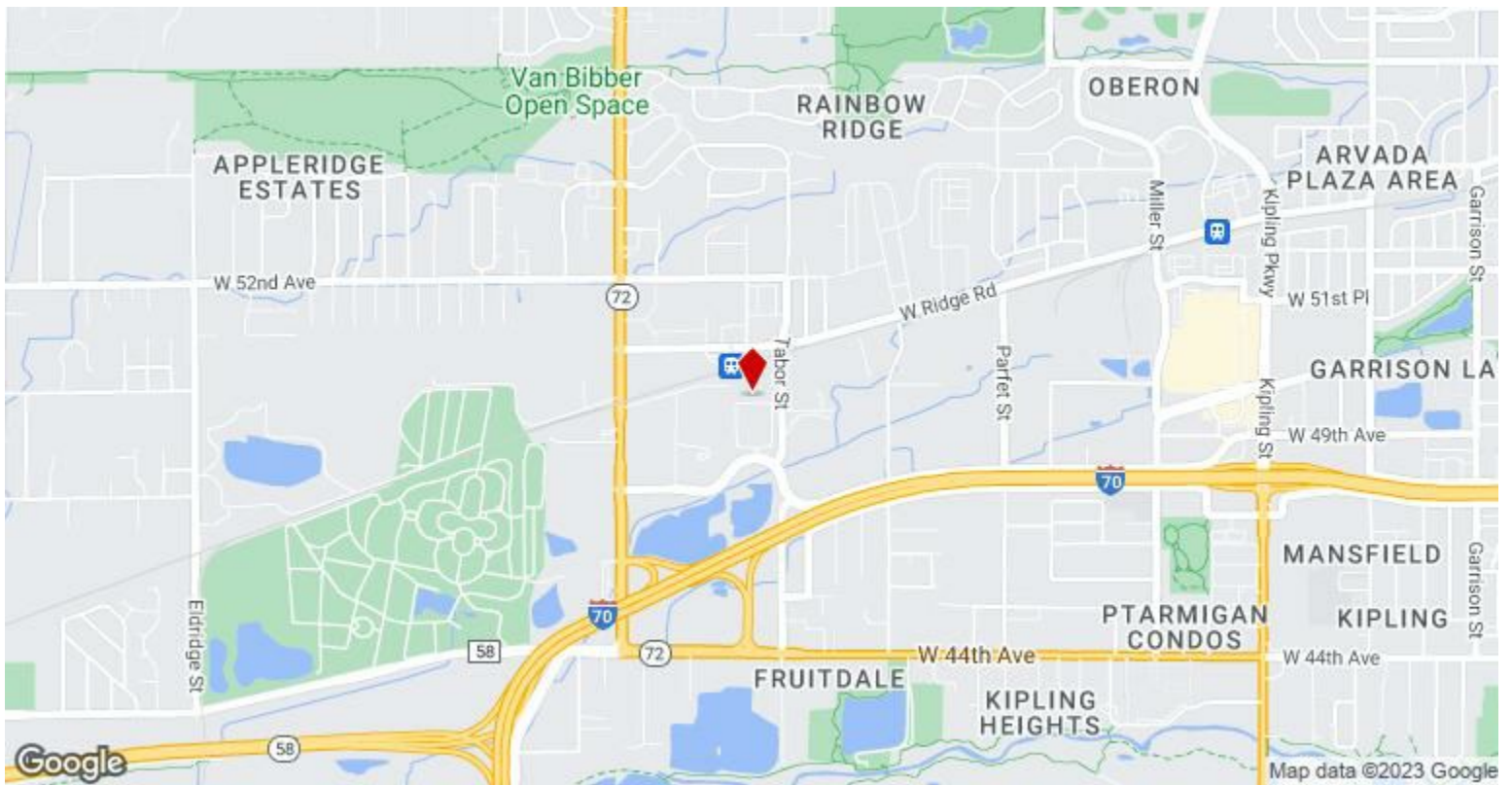
Lakemont III

\$2,950,000

Owner/user of Investment. West end cap unit finished as flexible SF office build-out of 20% to 90% with 2-story entry, large open bullpen, 10 private offices, conference and break rooms and 2 bathrooms. Can be retrofit for partial flex space or warehouse space. 14' drive-in door, 20' clear height. Perfect for a number of uses with quality finishes for a corporate HQ..



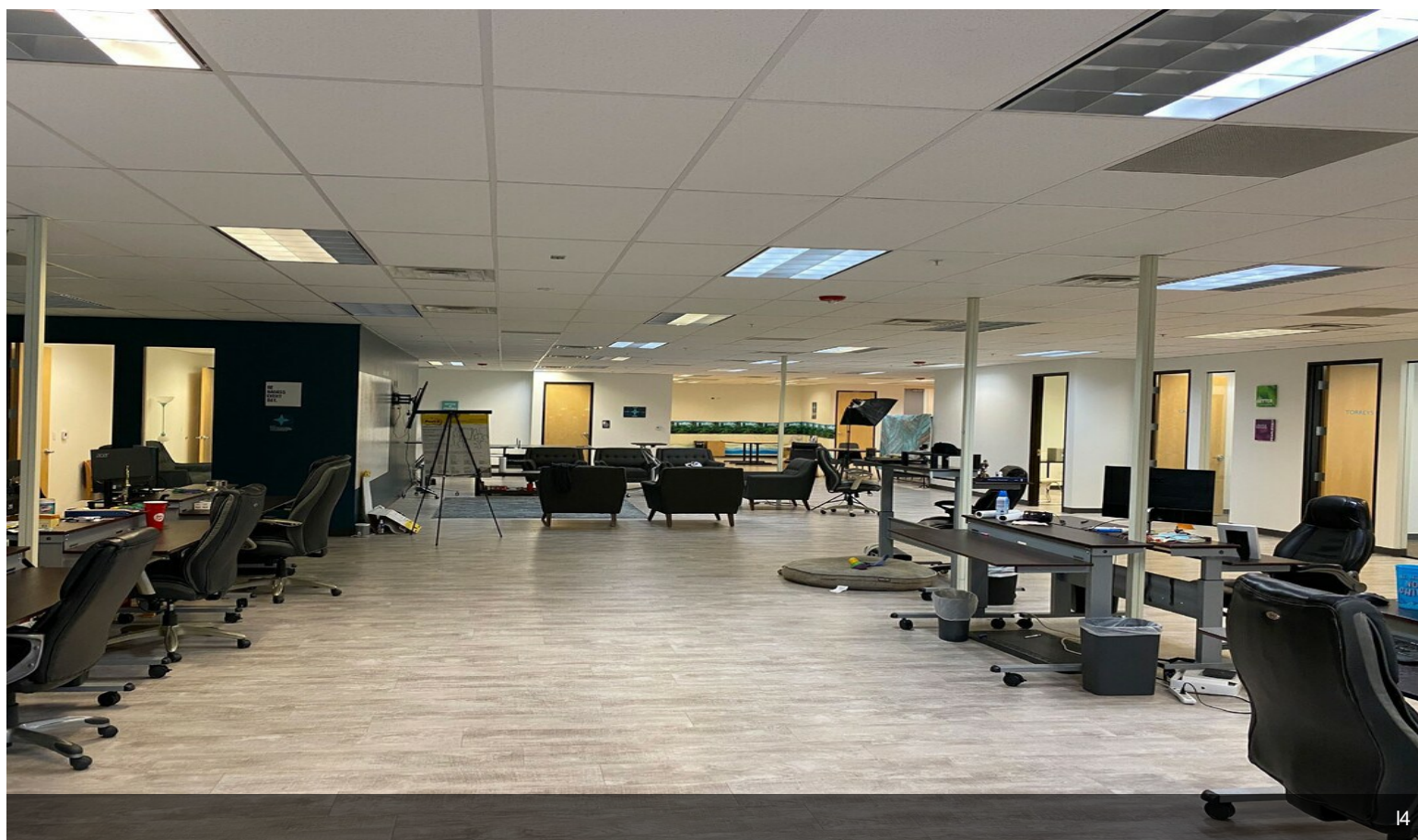
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|----------------------|---------------|
| Price: | \$2,950,000 |
| Unit Size: | 11,726 SF |
| No. Units: | 1 |
| Total Building Size: | 53,041 SF |
| Property Type: | Industrial |
| Property Subtype: | Warehouse |
| Sale Type: | Owner User |
| Building Class: | B |
| Floors: | 1 |
| Typical Floor Size: | 10,000 SF |
| Year Built: | 2008 |
| Lot Size: | 3.60 AC |
| Parking Ratio: | 5.42/1,000 SF |



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Lakemont III is an ideal West Metro location just two minutes from the I-70 Interchange. Next to the RTD light rail line and only 5 minutes to Golden and Colorado School of Mines, 15 minutes to downtown Denver and 35 minutes to DEN international airport and the Denver Tech Center. Located on the west endcap in a newer building in the northwest corner of this smaller flex-industrial development, the property provides for ample parking, ease of loading and a low traffic and semi-private setting.

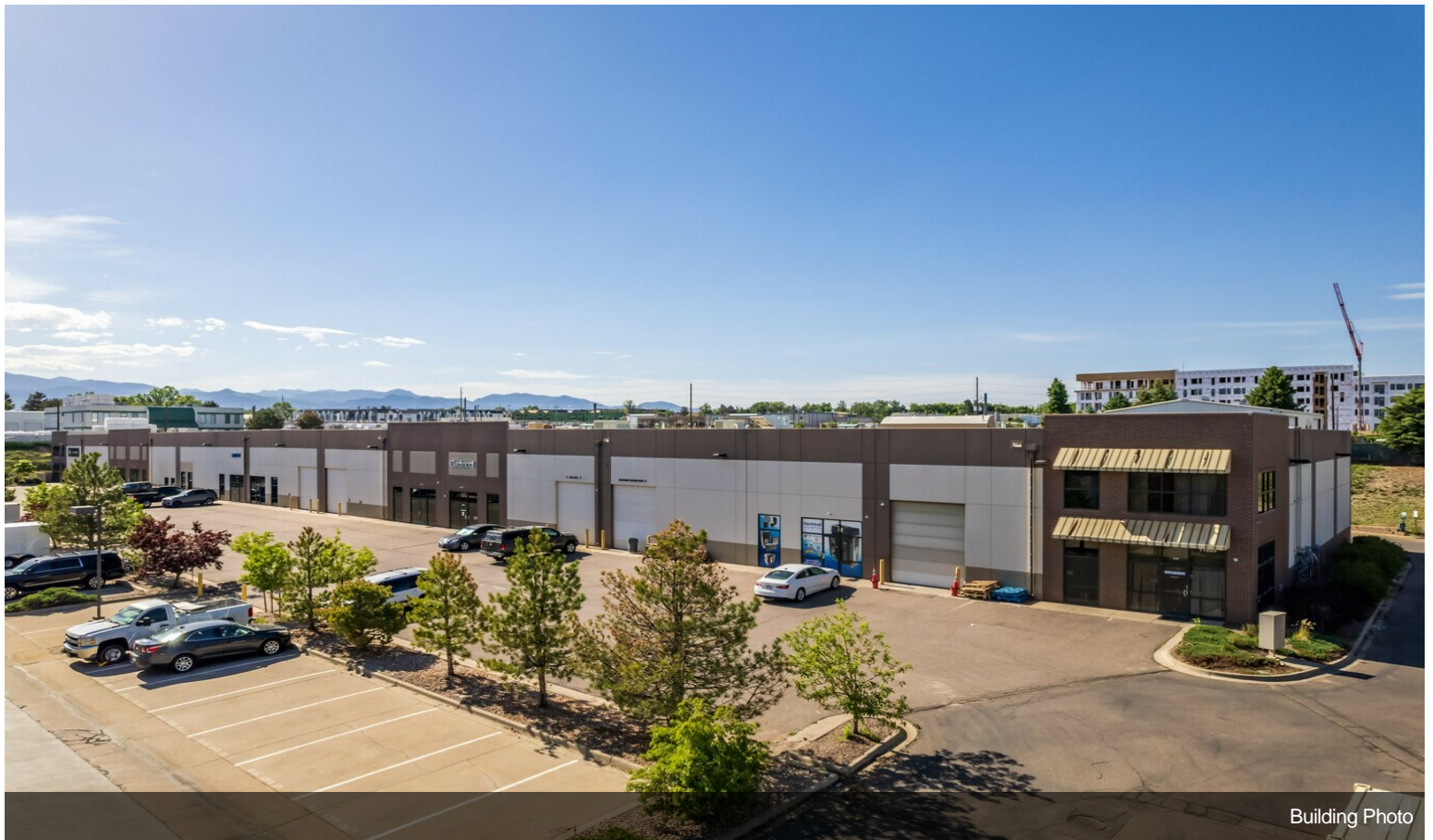
Property Photos



Property Photos



Building Photo



Building Photo

Property Photos

