



For Lease:

±10,426 SF Office/Warehouse

680 HARLAN ST, LAKWOOD, CO 80214



PROPERTY FACTS

Office: ±3,400 SF

Warehouse: ±7,000 SF

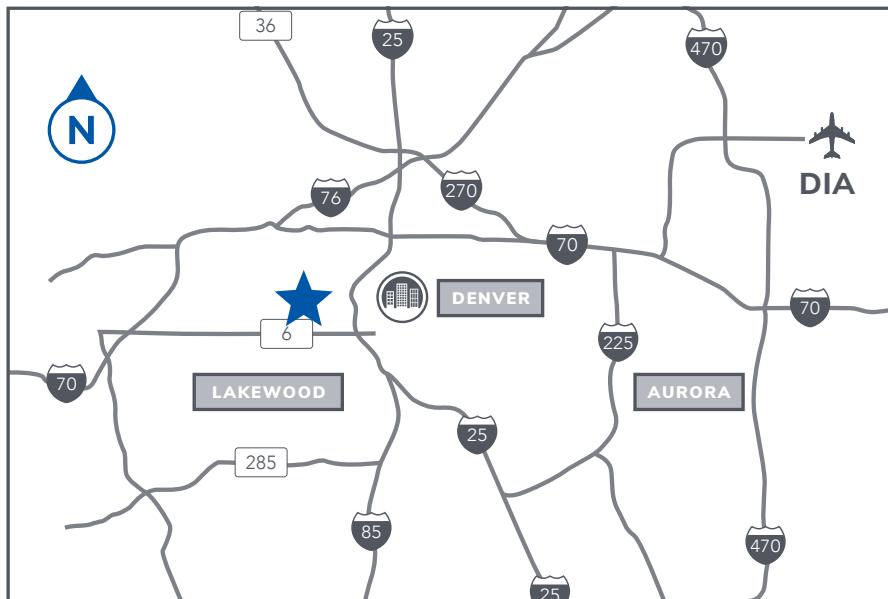
Zoning: Light Industrial-Mixed Use

OPEX: Est. ±\$4.95/SF

Lease Rate: Contact Broker

**OPTION FOR CUSTOMIZABLE FLOOR PLAN
BASED ON TENANT NEEDS**

PROPERTY LOCATION



FOR MORE INFORMATION

PAUL KAHN

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RACHEL CANELLA

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720.985.7983

CHARLEY FLANAGAN

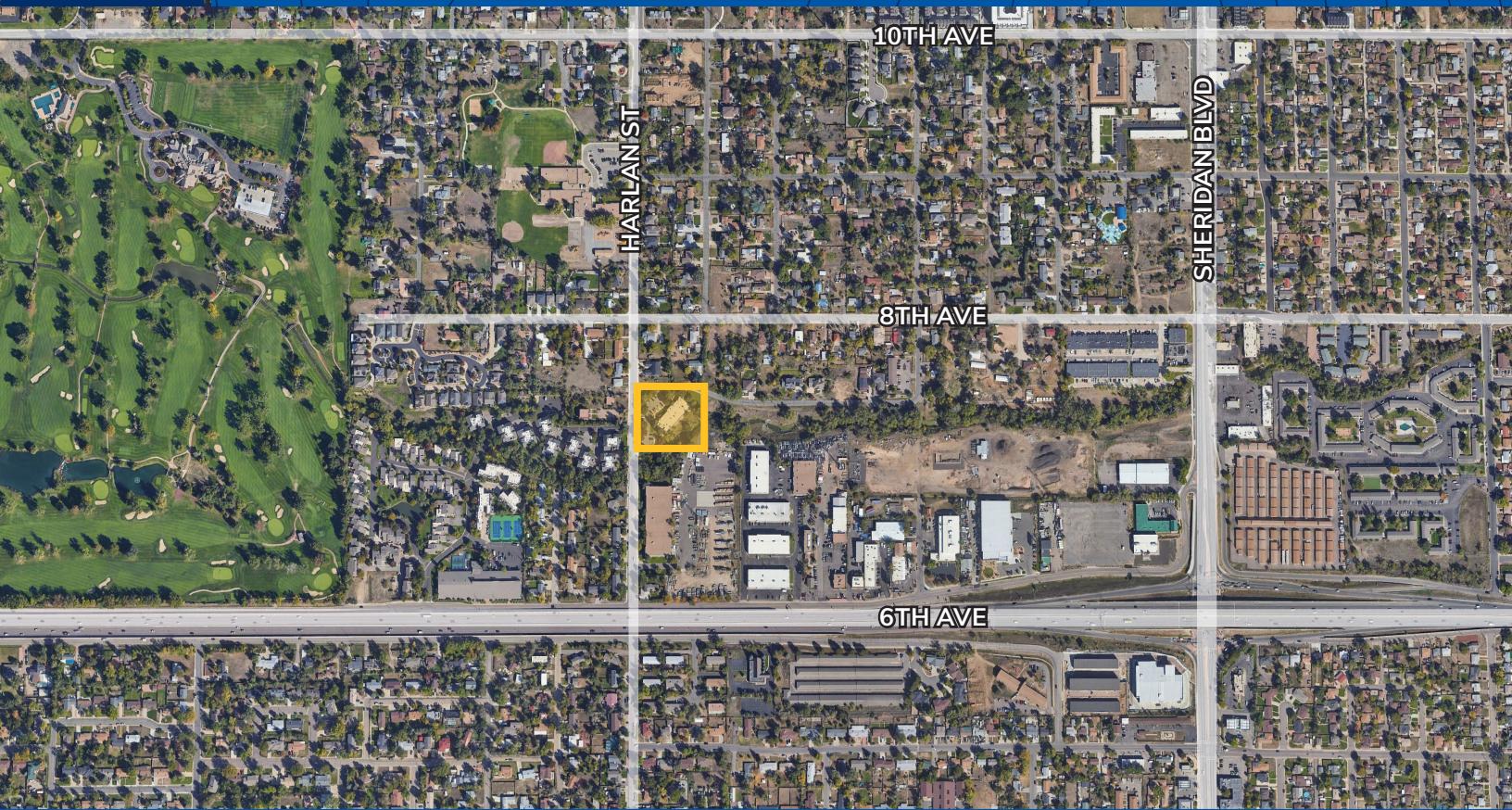
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Stream Realty Partners – Denver L.P.

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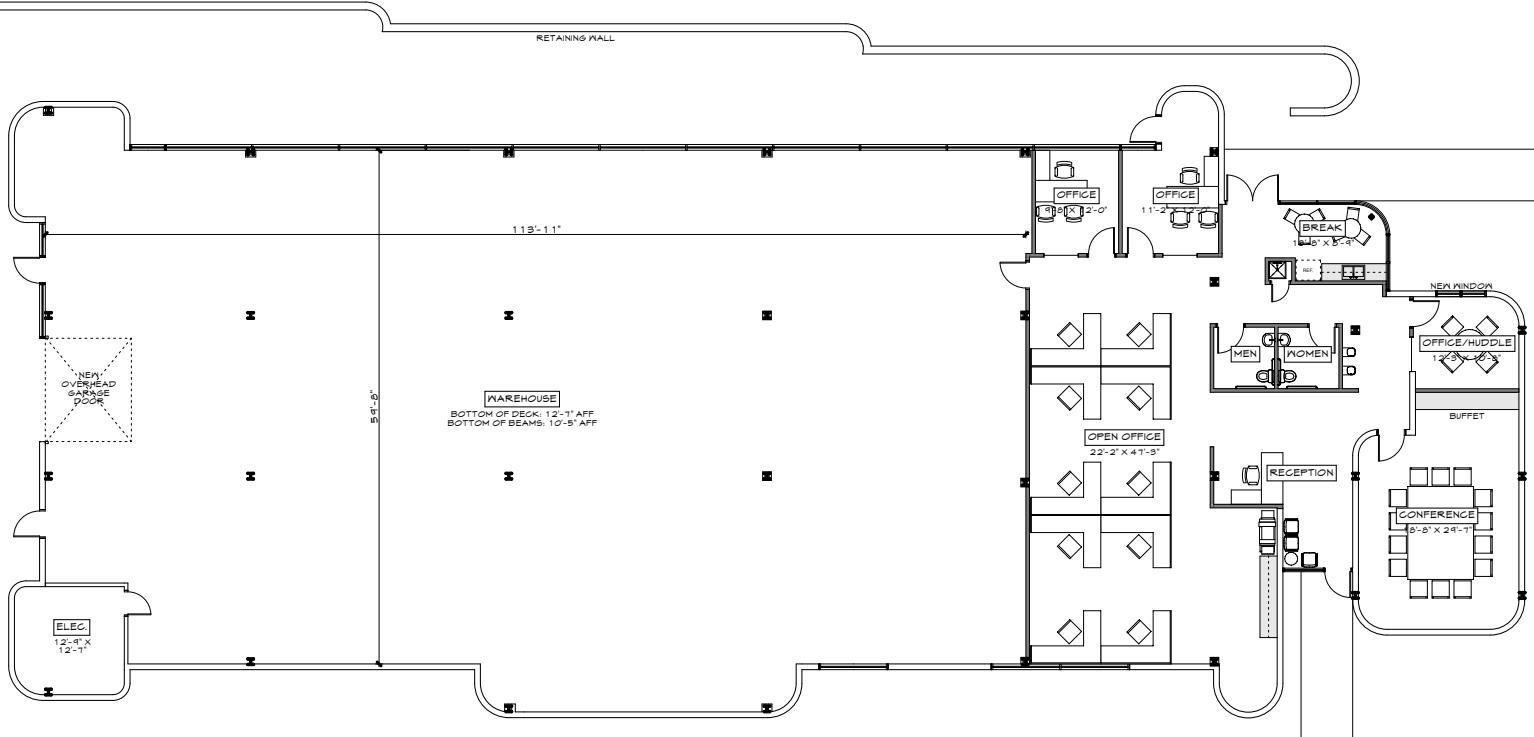


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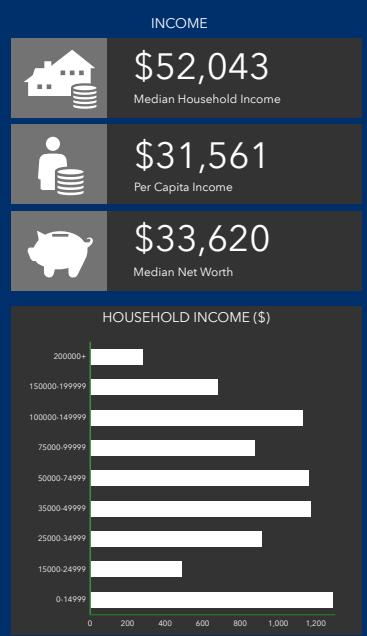
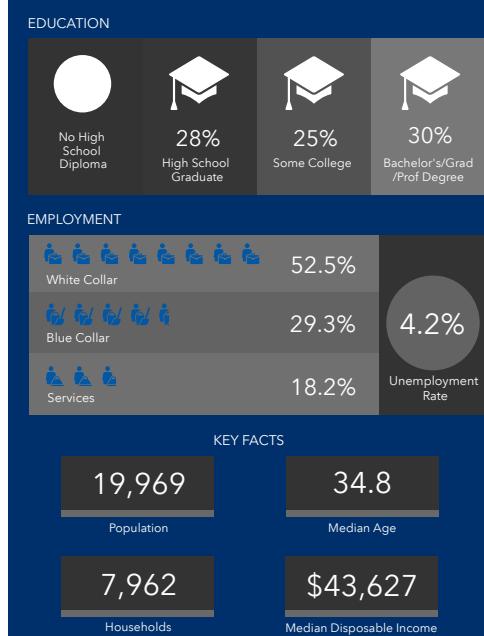
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SITE PLAN



DEMOGRAPHICS



TRAFFIC COUNTS

Distance:	Street:	Closest Cross-street:	Count:
0.18	006G	Harlan St (0.02 miles W)	133,000
0.21	HARLAN ST	W 9th Ave (0.0 miles NE)	3,200
0.28	HARLAN ST	W 5th Ave (0.01 miles S)	4,400
0.34	West 6th Avenue Freeway	Reed St (0.11 miles W)	114,000
0.36	W 10th Ave	Fenton St (0.04 miles W)	3,400
0.41	W 6th Ave	Ames St (0.07 miles SW)	129,775
0.43	W 6th Ave	US Hwy 6 (0.04 miles SE)	8,823
0.44	Harlan St	W 3rd Ave (0.06 miles S)	2,154
0.46	W 6th Ave	Ames St (0.08 miles SW)	7,616
0.47	Sheridan Boulevard	W 6th Ave (0.05 miles SW)	40,993
0.47	Sheridan Boulevard	W 6th Ave (0.05 miles SW)	39,449
0.48	Sheridan Boulevard	6th Ave (0.0 miles S)	35,879
0.49	Sheridan Blvd	W 8th Ave (0.06 miles S)	31,260
0.50	Sheridan Blvd	W 6th Ave (0.01 miles S)	40,496
0.50	10TH AV	W 10th Ave (0.03 miles W)	3,400
0.51	W 6th Ave	Newland St (0.07 miles E)	109,000
0.52	Sheridan Blvd	W 6th Ave (0.02 miles N)	50,638
0.53	Sheridan Boulevard	W 5th Ave (0.01 miles S)	42,687
0.53	W 10th Ave	Sheridan Blvd (0.05 miles E)	3,399
0.54	US Hwy 6	W 6th Ave (0.07 miles W)	15,715
0.54	Sheridan Boulevard	W 5th Ave (0.01 miles S)	52,170
0.55	Sheridan Blvd	W 10th Ave (0.05 miles N)	39,400
0.57	Sheridan Blvd	W 4th Ave (0.02 miles S)	51,200
0.59	Sheridan Blvd	W 10th Ave (0.03 miles S)	33,000
0.60	Sheridan Boulevard	W 8th Ave (0.07 miles N)	31,244
0.61	Sheridan Blvd	W 11th Ave (0.04 miles N)	18,816
0.62	Sheridan Blvd	W 10th Ave (0.03 miles S)	32,315
0.63	Sheridan Boulevard	W 4th Ave (0.07 miles N)	42,000
0.65	095A	W 11th Ave (0.02 miles S)	30,000
0.66	W 10th Ave	Pierce St (0.01 miles E)	3,435

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