

SUBLEASE

7595 WEST COLFAX AVENUE

LAKEWOOD, COLORADO 80214



FORMER URGENT CARE



PROPERTY FEATURES

AVAILABLE SF	4,927 SF (First Floor)
LOT SIZE	1.05 Acre
TENANCY	Multi
LEASE TERM	2/28/2027
ASKING LEASE RATE	Call Broker
YOC	2006
ZONING	M-G-U
PARKING	28 Surface 5.68 : 1,000 SF

PROPERTY HIGHLIGHTS

- Signage available
- Former urgent care
- 2 Minutes to Wadsworth RTD Light Rail
- 11 Minutes to Arvada Ridge Station
- 40 Minutes to Denver International Airport
- Walk score: 85 - Very walkable neighborhood
- Transit score: 51 - Good transit neighborhood

CONTACT INFORMATION

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PRINCIPAL

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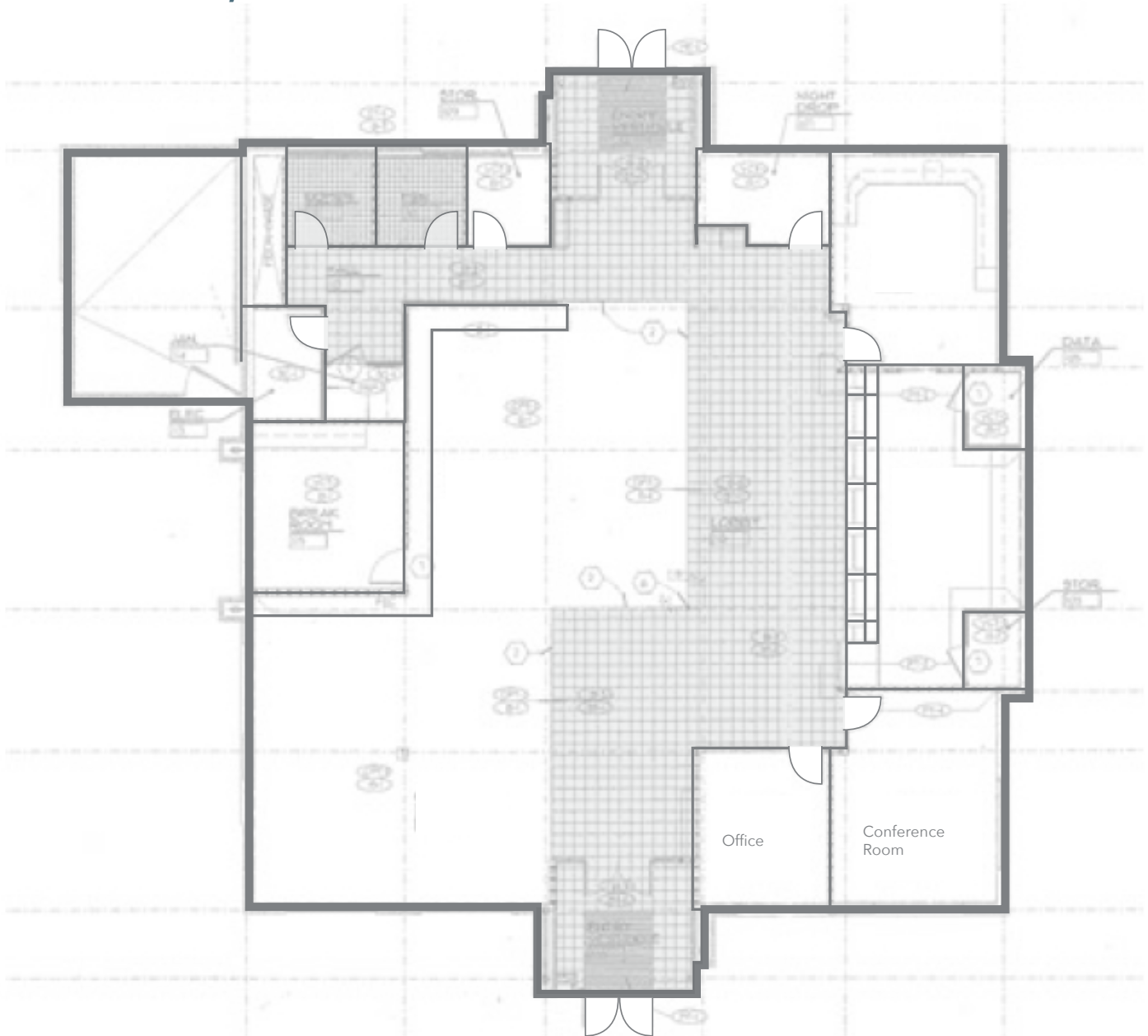
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FLOOR PLAN

FIRST FLOOR: 4,927 SF





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2 MINUTES TO WADSWORTH RTD LIGHT RAIL



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