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# Garrison Business Park II

9197 W. 6th Ave.  
Lakewood, CO 80215

Asking Price:

**\$17.00/SF NNN**

Available:

**4,586 SF - 24,381 SF**

## Rare West Denver Office/ Warehouse Availability



Monument Signage  
Available



Abundant hotels,  
restaurants and  
shopping near by



Walking distance to  
light rail station



Easy access to  
Downtown Denver  
and Golden

Accelerating success.



# Property Profile



## Numbers at a Glance

32,741 SF  
Building size

3.3 /1,000  
Parking

2000  
Year Built

6 (12' x 14')  
Drive-in Doors possible

16'  
Clear Height

\$8.88 /SF  
Estimated 2026 Op EX

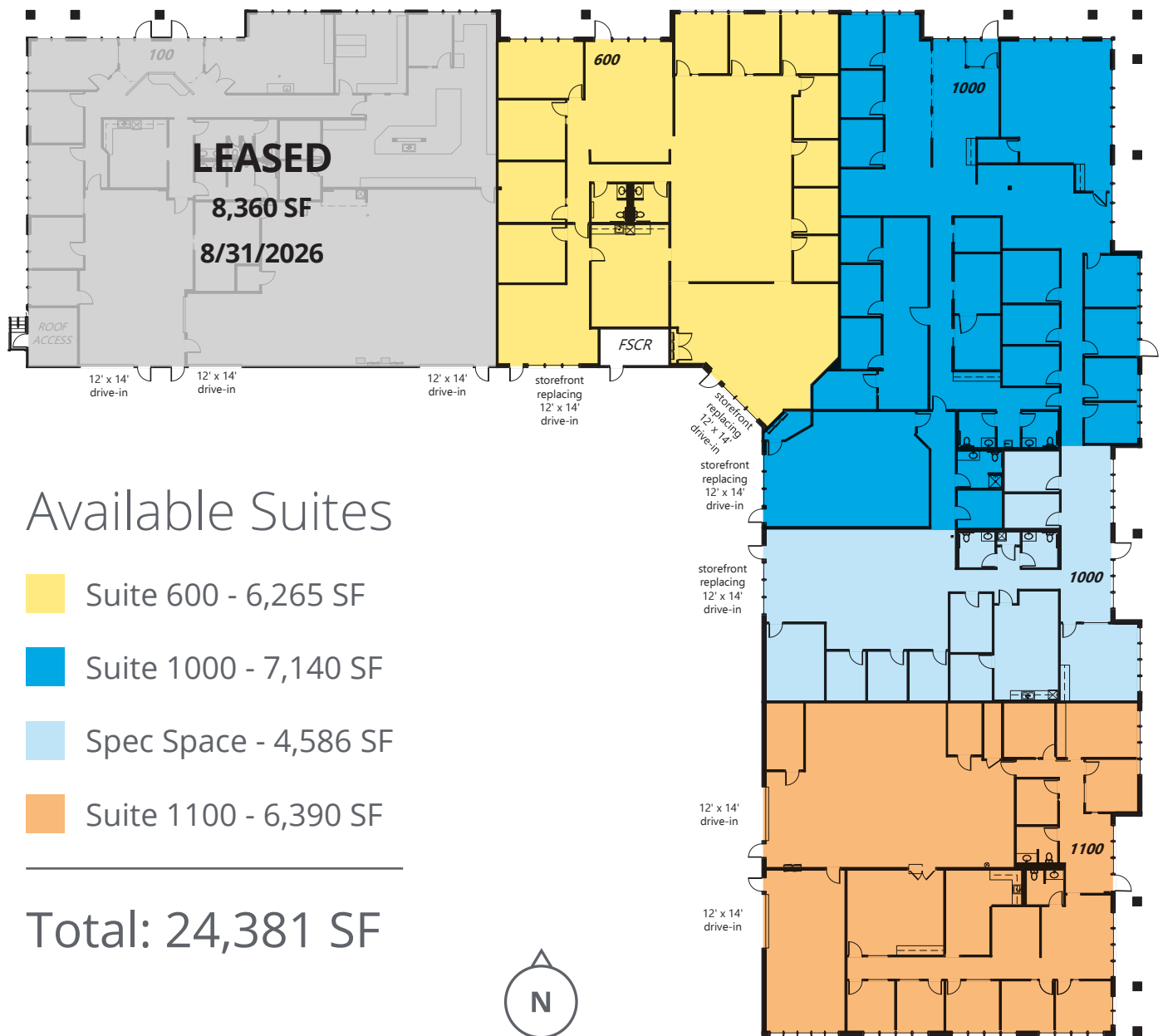
## Description

Fantastic central location at Sixth and Garrison with easy highway and major thoroughfare access. Close to the Denver Federal Center, Saint Anthony's Hospital, Colorado school of mines and DIRECT ACCESS TO DOWNTOWN DENVER. Equidistant between Golden and Downtown Denver, this suite works well for pure office or office/warehouse/ flex tenants.

Buildout is currently 100% office but can be converted back to 60% office, 40% warehouse with two (2) 12'x14' oversized drive-in loading doors. The space has beautiful, high end finishes throughout, high ceilings to give it an open/ modern look and feel, and is fully sprinklered.

# Property Drawings

## Site Plan





# Location & Access



## Demographics

	1 Mile	3 Miles	5 Miles
Population	11,302	132,781	347,427
Median Household Income	\$110,055	\$98,168	\$109,792
Households	4,544	57,605	148,257

## Traffic Counts

	Cross Street	Traffic	Year
W 6th Ave Freeway	Meadowlark Dr SE	120,332	2022
W 6th Ave	Meadowlark Dr S	114,000	2019
W 6th Ave	Meadowlark Dr S	105,359	2022

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