

12550 W COLFAX AVE

Lakewood, CO 80215



LOCATION DESCRIPTION

This dynamic area offers a great blend of business and leisure, with its strategic location providing easy access to Denver and the Rocky Mountains. Nearby points of interest include the Colorado Mills mall for shopping and dining, the Lakewood Cultural Center for arts and entertainment, and numerous parks and trails for outdoor recreation. Investors seeking an office or retail location will appreciate the area's diverse amenities and convenient transportation options.

PROPERTY HIGHLIGHTS

- Great small flex spaces with office office/warehouse located near Colfax & I-70
- Just west of Simms off of Colfax in Lakewood
- Flexible Lease Terms
- Monument Sign Available
- Easy highway access to I-70 & 6th Ave

OFFERING SUMMARY

Lease Rate:	\$17.70 SF/yr (NNN)
Expense Estimate	\$10.80/sf
Available SF:	548 - 1,250 SF
Building Size:	10,387 SF
Zoning	C-1

SPACES

LEASE RATE

SPACE SIZE

Unit 112	\$17.70 SF/yr	548 SF
Unit 114	\$17.70 SF/yr	1,000 SF
Unit 107	\$17.70 SF/yr	1,250 SF



BRANDI SPENCER

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

INDUSTRIAL PROPERTY FOR LEASE

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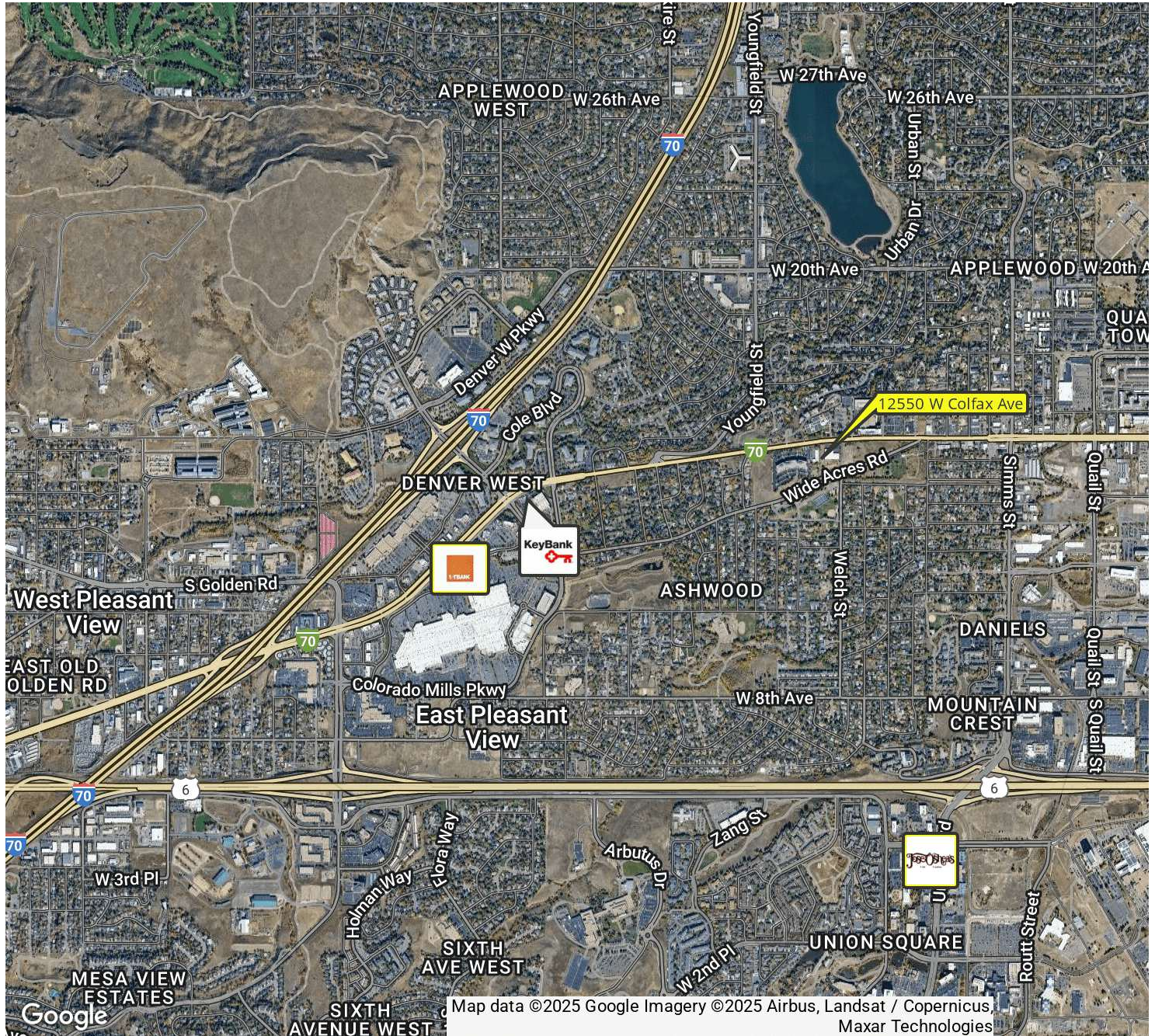
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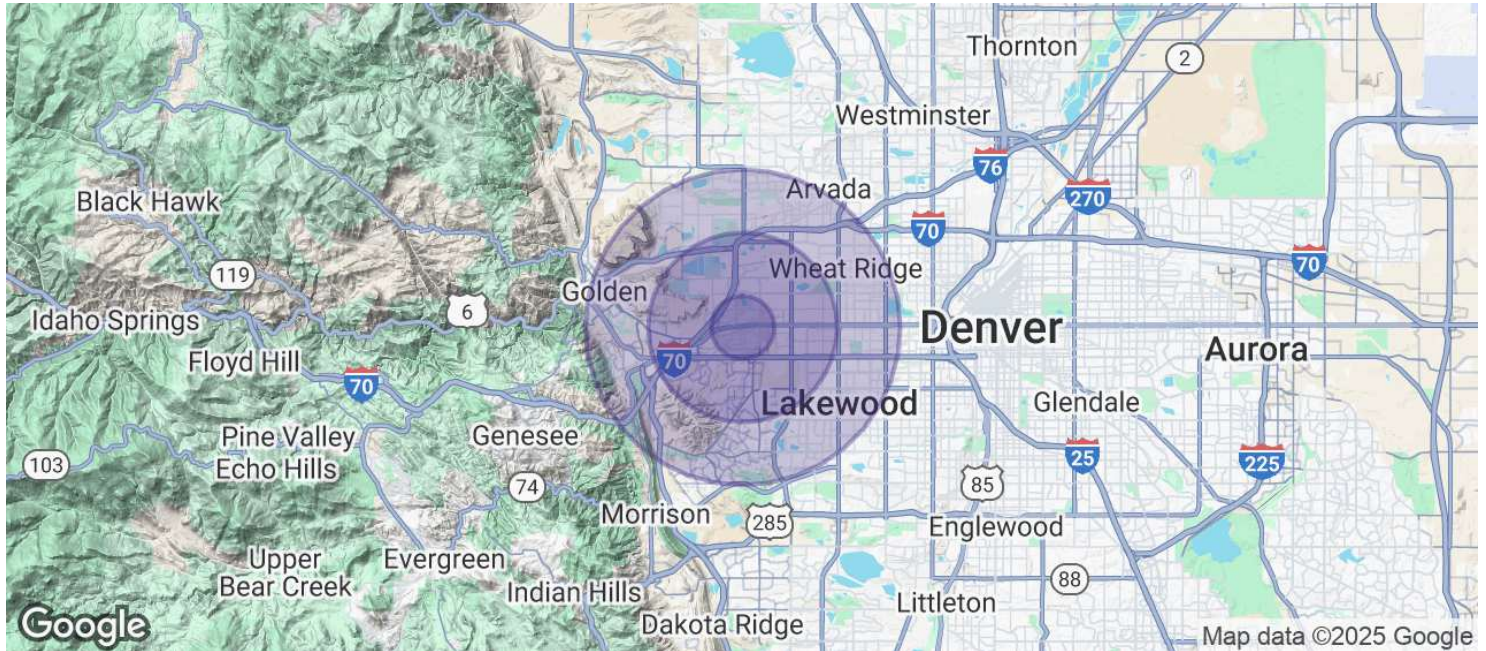
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**POPULATION****1 MILE****3 MILES****5 MILES**

	1 MILE	3 MILES	5 MILES
Total Population	10,153	76,229	244,188
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	45	43	43

HOUSEHOLDS & INCOME**1 MILE****3 MILES****5 MILES**

	1 MILE	3 MILES	5 MILES
Total Households	4,372	33,405	105,071
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$126,151	\$121,991	\$122,024
Average House Value	\$718,272	\$711,431	\$685,242

Demographics data derived from AlphaMap

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