



24,217 SF Office Building in Lakewood, CO

LIST PRICE: \$1,975,000 (\$81/SF)

PROPERTY OVERVIEW

Lot Size:	67,082 SF
Construction Type:	Block/Brick Veneer
Year Built:	1972
Taxes:	\$34,758.36
Op Ex:	\$8.20/SF

PROPERTY FEATURES

- Highly Desirable Smaller Office Floorplates
- Massive Lot with Outdoor Storage Potential
- Easy Access to Belmar and Surrounding Retail Amenities
- Value Add Play Through Simple Tenant Improvements to Bring Rents to Market
- Ideal for Owner-User Buyer Looking to Office out of the Property While Maintaining Cash Flow
- Future Covered Land Play
- Great South Wadsworth Signage with Over 40,000 VPD
- Potential for Short Term Seller Carry

For more information, please contact:

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First Floor/Main Level

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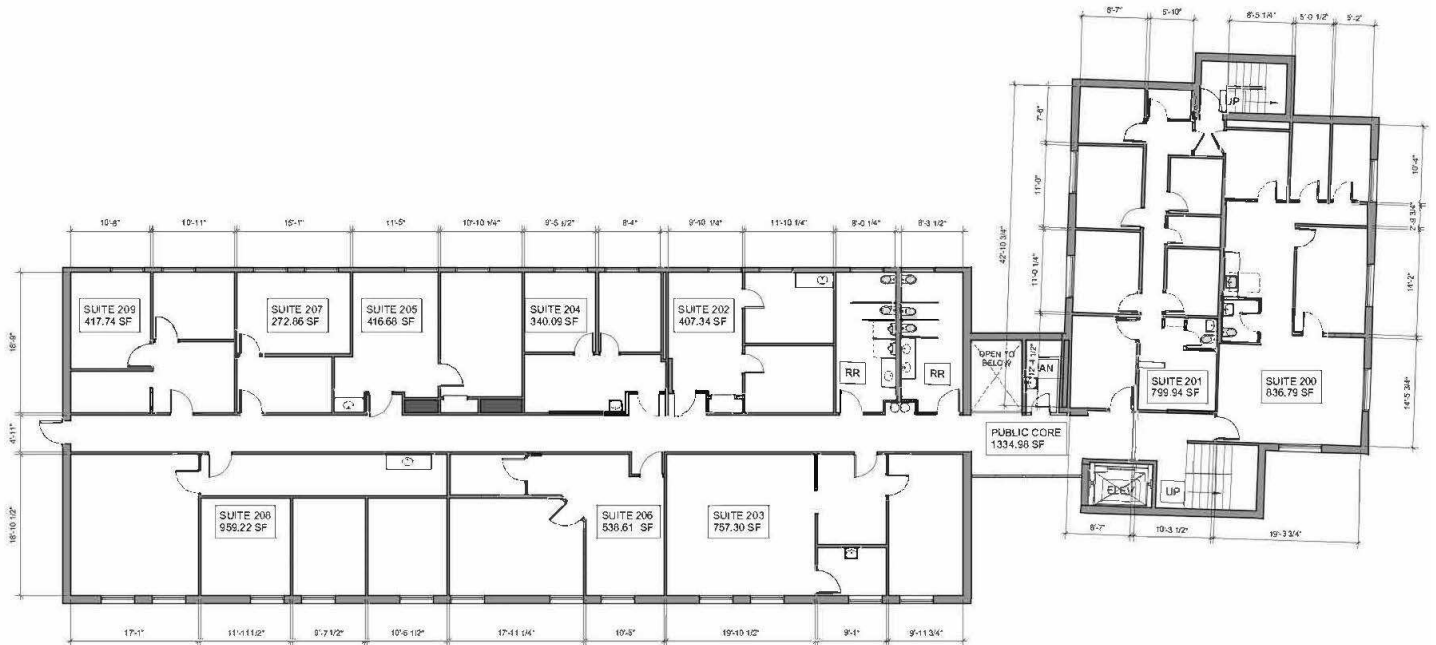
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Second Floor

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