

Colliers

For Lease

[colliers.com/denver](http://colliers.com/denver)

# Garrison Business Park II

9197 W. 6th Ave. Suite 1000  
Lakewood, CO 80215

Asking Price:

**\$17.00/SF NNN**

**11,726 SF** Available

## Rare West Denver Office/ Warehouse Availability



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

49,183 SF  
Building size

3.3 /1,000  
Parking

2000  
Year Built

60/40 possible  
Office to Warehouse  
Currently 100% Office

11,726 SF  
Large Private Offices

2 (12' x 14')  
Drive-in Doors possible

16'  
Clear Height

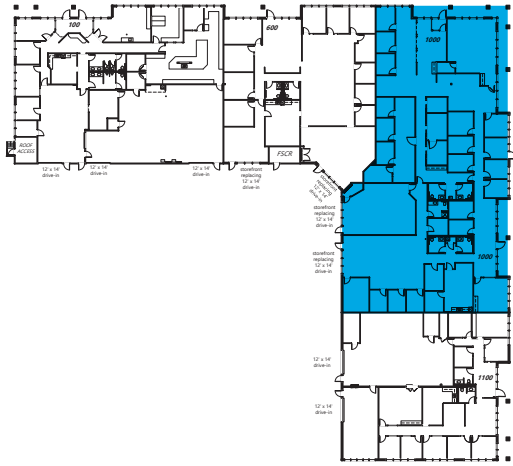
\$10.81 /SF  
Estimated 2024 Op EX

## 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

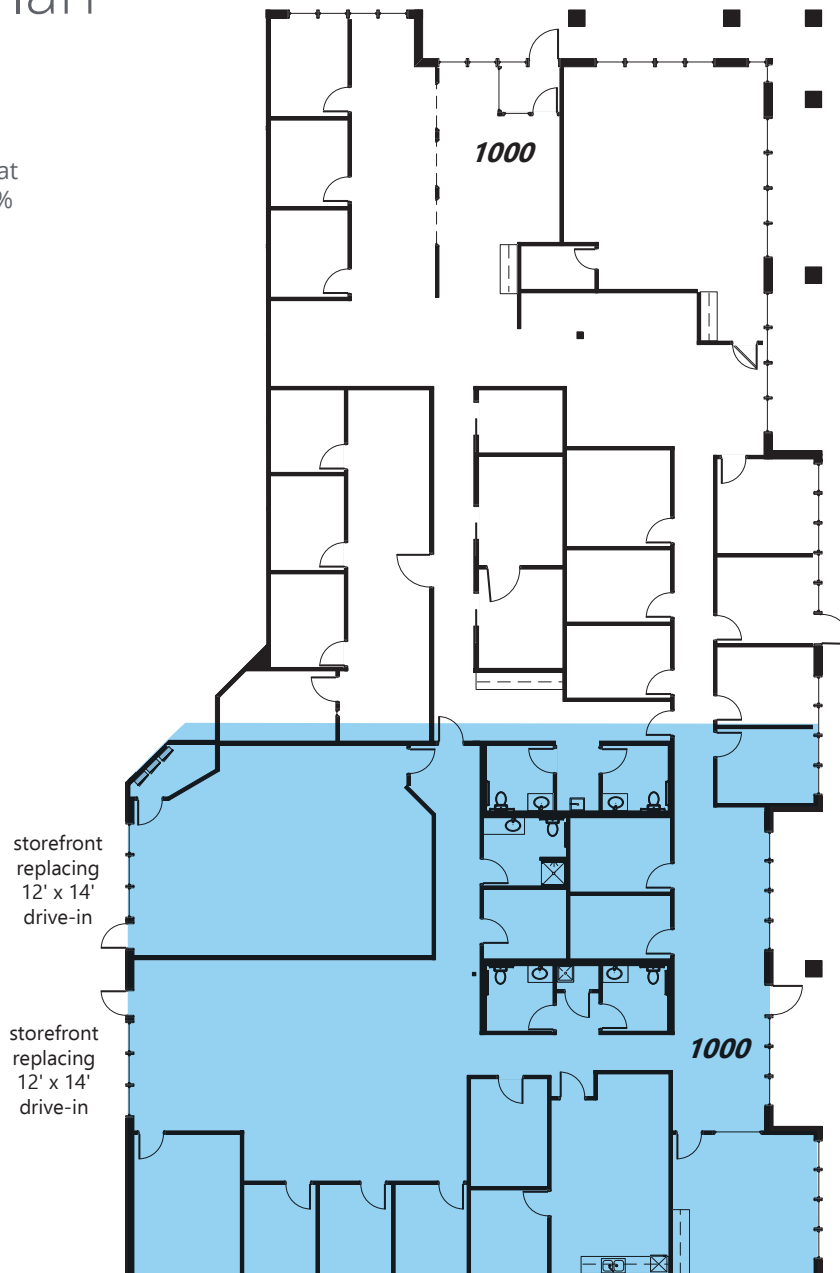
Available  
Suite 1000

N

## Floor Plan

Warehouse  
Potential

100% office buildout that  
can be converted to 60%  
office 40% warehouse



# 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

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



4643 S. Ulster Street · Suite 1000  
Denver, CO 80237  
+1 303 745 5800  
[www.colliers.com/denver](http://www.colliers.com/denver)

**Matt Keyerleber**  
+1 720 284 7100  
[matt.keyerleber@colliers.com](mailto:matt.keyerleber@colliers.com)

**T.J. Smith, SIOR**  
+1 303 283 4576  
[tj.smith@colliers.com](mailto:tj.smith@colliers.com)