

FOR SALE OR LEASE

651 GARRISON STREET, LAKEWOOD, CO 80215



PROPERTY OVERVIEW

LIST PRICE:	\$2,585,000 (\$175.57/SF)
LEASE RATE:	\$22 - \$26
BUILDING TYPE:	Office with Warehouse
BUILDING SIZE:	14,723 SF
AVAILABLE SF:	990-6,312 SF
LOT SIZE:	0.643 AC/28,001 SF
ZONING:	M-G-S (allows for office, retail, restaurant, and light industrial)
CONSTRUCTION TYPE:	Steel/Masonry
YOC	2000
PROPERTY TAXES:	\$41,705.36 (2025)

BROKER CONTACTS

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INVESTMENT HIGHLIGHTS



EASY ACCESS TO 6TH AVENUE WITH GREAT EXPOSURE



ON-SITE PARKING



VISIBLE SIGNAGE FROM GARRISON ST AND 6TH AVENUE



UP TO 6,300 SF AVAILABLE FOR "OWNER"



WALKABLE RETAIL AMENITIES



WAREHOUSE COMPONENT ATTACHED TO PROPERTY



\$148K IN EXISTING INCOME



EXECUTIVE SUMMARY

Pinnacle Real Estate Advisors, as the exclusive representative of the seller, is pleased to present this office/warehouse investment located in Lakewood, Colorado.

OFFERING OVERVIEW - 651 Garrison St is a two-story office building with an attached warehouse space located at the intersection of Garrison St and 6th Avenue in Lakewood. This investment is ideal for a user-investor looking to occupy a portion of the building with income with place. The property features 3 tenants, on site parking, and great visibility from Garrison St and 6th Avenue.

LOCATION OVERVIEW - 651 Garrison St offers easy quick access to 6th Avenue making travel to Downtown Denver and the West Metro region easy. The property is located near many retail and recreational amenities, as well as housing, making this a convenient location for owners and tenants.



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