



11485-11495 W. 8TH AVENUE  
Lakewood, Colorado 80215



## PROPERTY FEATURES

- Great Flex Space in tight West submarket
- Currently configured for 100% office. Owner is willing to demise units into (2) units and build-out as needed to recapture true flex space
- 3 bus-stops within 100 yards
- Light Rail stop 1/3 mile away
- Numerous retail, restaurants and services nearby on Union and Colfax corridors
- Strong local ownership

## BUILDING SPECIFICATIONS

<b>Available SF:</b>	5,748 SF	<b>Year Built:</b>	2007
<b>Suite 102:</b>	3,032 SF (1,560 SF Office/1,472 SF WH)	<b>Zoned:</b>	M-G-S
<b>Suite 101:</b>	2,468 SF (1,292 SF Office/1,176 SF WH)	<b>Parking Ratio:</b>	2.5:1,000
<b>Lease Rate:</b>	\$11.75/SF NNN	<b>Loading:</b>	Drive-In Door 10x10
<b>Expenses:</b>	\$5.52/SF	<b>Clear Height:</b>	17'
<b>Building Size:</b>	10,000	<b>Power:</b>	To Be Verified

**FOR MORE INFORMATION CONTACT:**

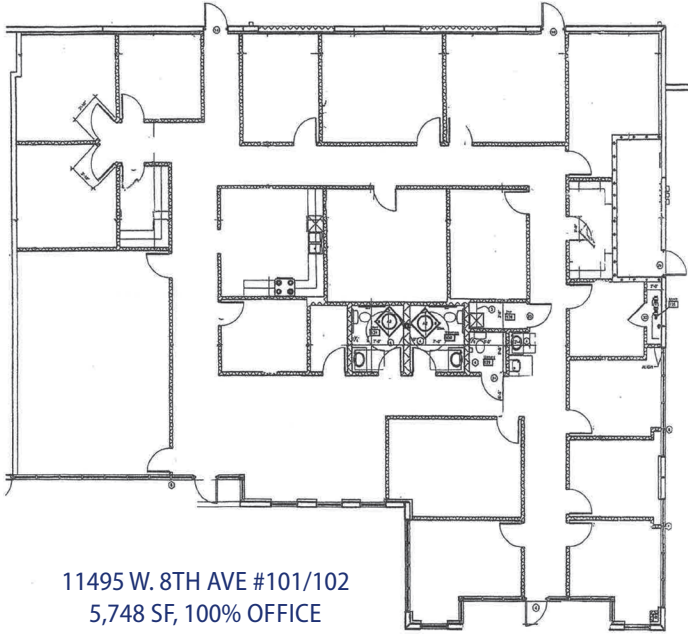
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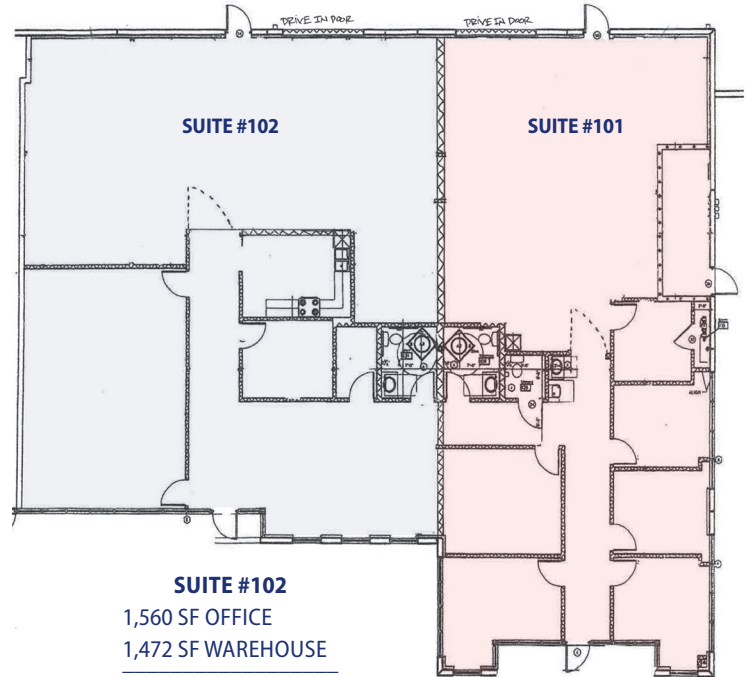
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**CURRENT CONFIGURATION**



11495 W. 8TH AVE #101/102  
5,748 SF, 100% OFFICE

**PROPOSED FLEX CONFIGURATION**



**SUITE #102**  
1,560 SF OFFICE  
1,472 SF WAREHOUSE  
3,032 SF TOTAL

**SUITE #101**  
1,292 SF OFFICE  
1,176 SF WAREHOUSE  
2,468 SF TOTAL



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