

**UNDER NEW OWNERSHIP**

**8805 W. 14th AVENUE**  
Lakewood, Colorado 80215



## PROPERTY SPECIFICATIONS

- Office Suites from 900 - 10,000 RSF
- New Aggressive Local Ownership
- Located Conveniently at Colfax & Garrison
- Abundant Parking
- Walking Distance to Colfax Bus Lines
- Walking Distance to Garrison Light Rail
- Full Medical Build Out TI Packages Available
- Creative Outside the Box Approach to Deals

## PROPERTY FEATURES

<b>Lease Rate:</b>	\$12.00-18.00 <small>(Medical rates dependent on TI &amp; term)</small>	<b>Building Size:</b>	30,048 SF
<b>Available SF:</b>	900-10,000 SF	<b>Year Built:</b>	1980
<b>Lease Term:</b>	1-10 Years	<b>Stories:</b>	3
<b>Tenant Improvement:</b>	Negotiable	<b>Elevator:</b>	Yes
<b>Access:</b>	Colfax & Garrison	<b>Parking Ratio:</b>	5:1,000

**\*Full tenant improvement packages available (large TI packages will impact rate)**

### FOR MORE INFORMATION CONTACT:

**T. BLAKE ROGERS**

tblakerogers@gcgcre.com | 720.476.5227

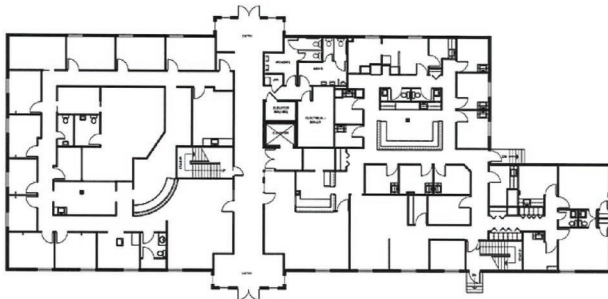
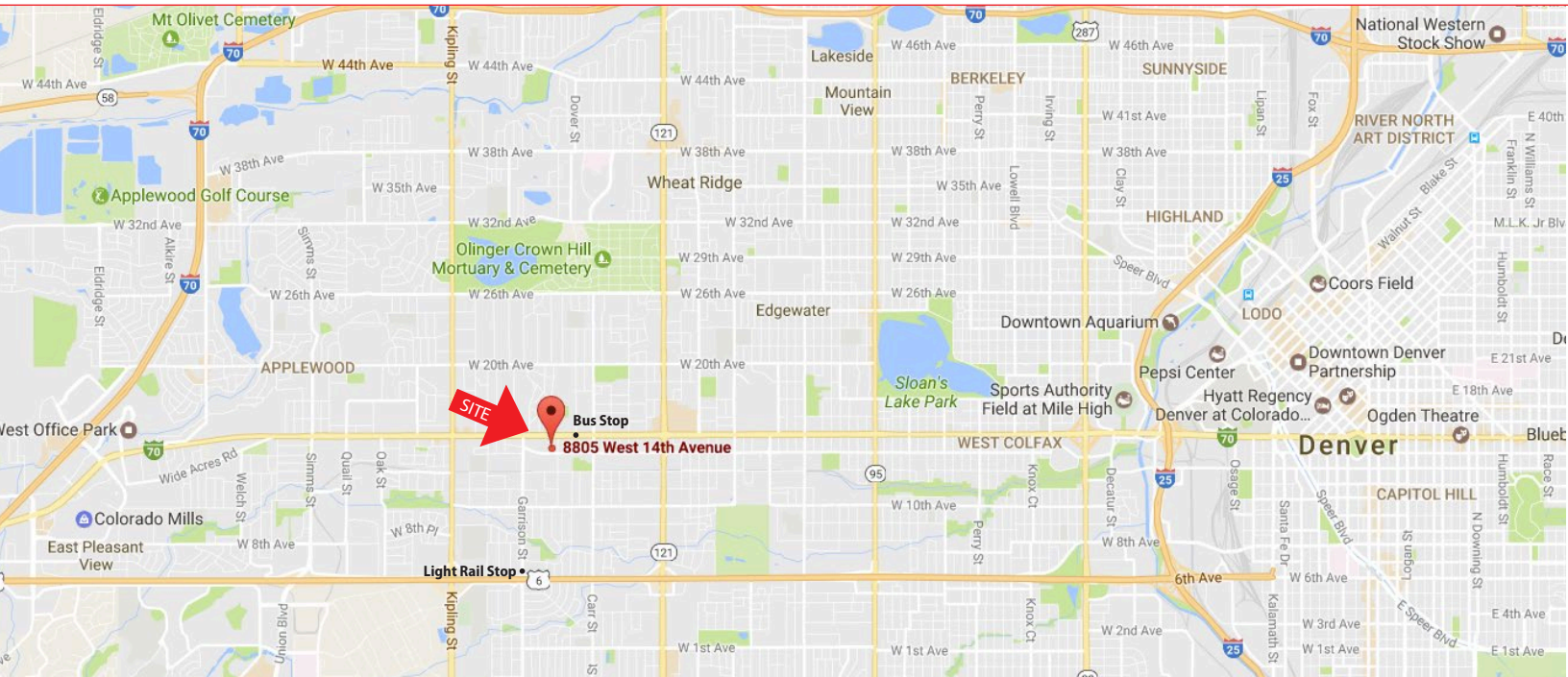
**TIM P. ROGERS**

tprogers@gcgcre.com | 720.476.5225



**GENESEE  
COMMERCIAL  
GROUP, LLC**

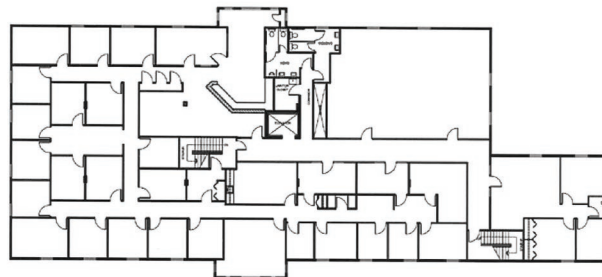
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**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**

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GENESEE COMMERCIAL GROUP, LLC | 710 KIPLING STREET, SUITE 403 | LAKEWOOD, COLORADO 80215 | [WWW.GCGCRE.COM](http://WWW.GCGCRE.COM)

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