

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

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

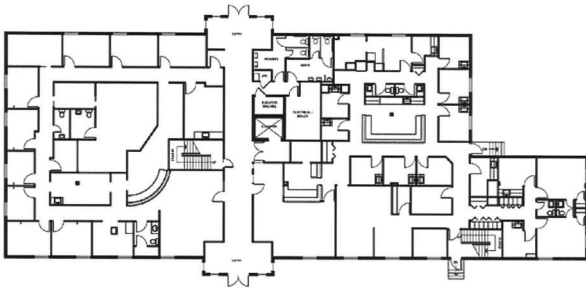
TIM P. ROGERS

tprogers@gcgcre.com | 720.476.5225

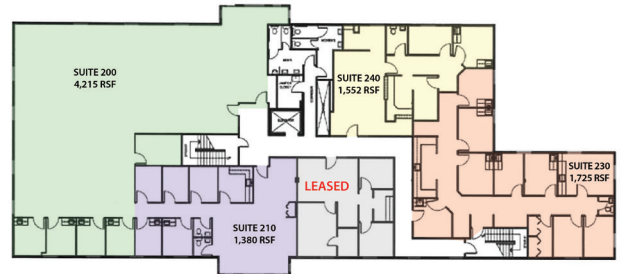
AVAILABILITY

SUITE #	SIZE	DESCRIPTION
200	4,215 RSF	Partial Whitebox; 4 Privates on Glass
210	1,380 RSF	5 Privates (2 on Glass); Reception, Open Area, 2 Restrooms in Suite
230	1,725 RSF	8 Privates (7 on Glass); Reception, Copy/File Room, Storage Closet, 1 Restroom in Suite
240	1,552 RSF	3 Privates on Glass, Large Waiting Room Reception Desk, File/Storage Room, 1 Restroom in Suite
300	2,933 RSF	10 Privates (6 on Glass), Conference Room, Large Reception and Waiting Area, Storage Closet
310	1,725 RSF	7 Privates (6 on Glass), 2 Conference Rooms, Reception, Storage Closet
320	604 RSF	2 Privates on Glass, Reception, Storage Closet
330	943 RSF	4 Privates (3 on Glass), Reception Area
340	1,005 RSF	3 Privates on Glass, Reception, Storage Closet, 1 Restroom in Suite

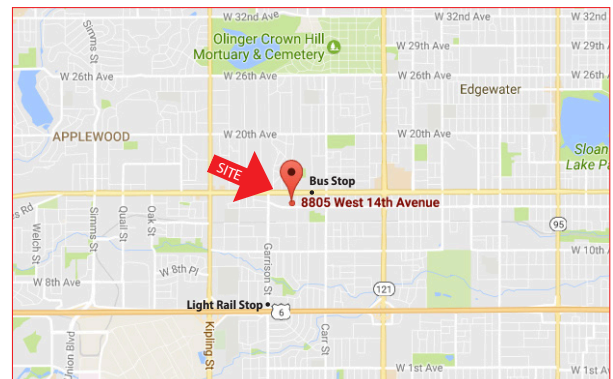
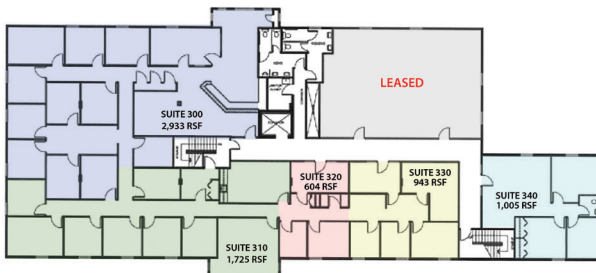
FLOOR 1



FLOOR 2



FLOOR 3



FOR MORE INFORMATION CONTACT:

T. BLAKE ROGERS

tblakerogers@gcgcre.com | 720.476.5227

TIM P. ROGERS

tprogers@gcgcre.com | 720.476.5225