

11495 West 8th Avenue

Lakewood, Colorado 80215



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Large Office/Flex Space Now Available

PROPERTY OVERVIEW

Building	11495 W 8th Ave
Asking Rate	\$11.75 psf + NNN
Available SF	5,748 sf (Suite 101/102)
Usage	Office / Flex Space
Ceiling	17 feet clear
Fire Suppression	Sprinkled
Loading	Rear Drive-In Doors
Zoning	M-G-S
City/County	Lakewood/Jefferson
Parking spaces	Ratio: 3 per 1K sf leased
Year Built	2015

11495 West 8th Ave, located one block east of Simms Street on 8th Ave, is a newly developed Flex 100% Office facility that proudly showcases a clean, contemporary stylish exterior. With a set of 10' x 10' drive-in doors that can be made available, ample on-site parking in front, a spacious interior, and near proximity to restaurants and services for the convenience of employees and clientele alike, this property is worth reviewing for your business needs.



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Lakewood, Colorado 80215

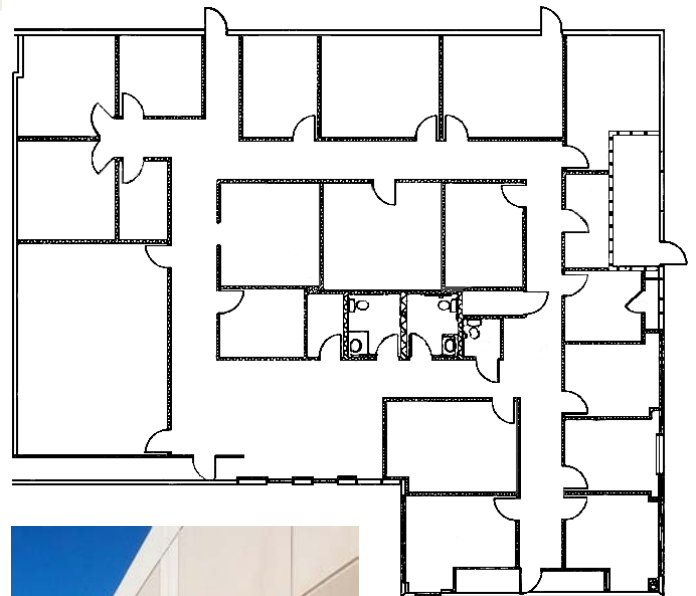


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PROPERTY HIGHLIGHTS

- Clean Contemporary Styling ◀
- 100% Office Within Flex Development ◀
- 10'x10' Drive-In Doors Available ◀
- Just North of West 6th Avenue ◀
- Ample on-site parking ◀
- Office / Flex Space ◀



only approximately drawn to scale

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