

7000 West 14th Avenue

Lakewood, Colorado 80214



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► Lease Rate: \$11 gross psf

7000 West 14th Avenue shares the best of both worlds. This building is conveniently located on 14th Avenue just a handful of blocks east of Wadsworth in Lakewood, minutes from a busy development of the new large Wadsworth Light Rail Station, and situated in a quiet residential neighborhood. The building itself is stylish, offers ample parking, direct access from 14th Avenue, has established trees to give it its own ambience during those hot summer months, and offers a unique interior that shares the light from a large skylight for both the first and second floor offices. It also offers something that most buildings do not have: a solid-state combination locking fire-proof vault for those individuals who need security for their sensitive business documents.

PROPERTY HIGHLIGHTS

- Easy access to main thoroughfare
- Walking distance from new large Wadsworth Light Rail Station
- Highly stylized contemporary exterior design
- Ample parking with more than 40 spaces available
- First Floor - 6 offices updated | Upper Level - 5 offices updated
- Skylight bringing light to First & Upper floor offices
- Large Fire-proof Vault in basement for securing sensitive material
- Kitchen and possible conference room available
- Entire building newly renovated
- Competitive lease rates

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6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

720-941-9200 main | 720-941-9202 fax

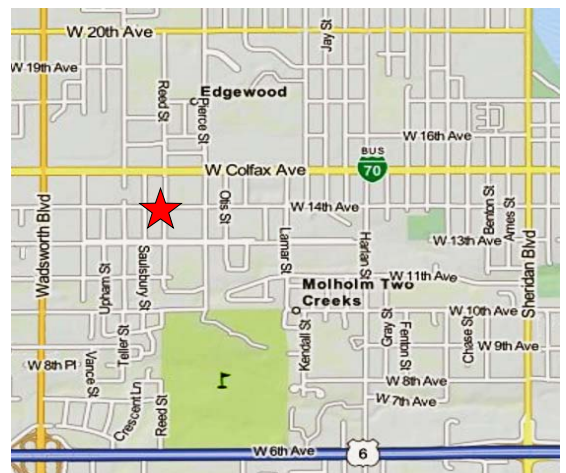
Lev Cohen

720-880-2925 direct | 720-232-4118 cell

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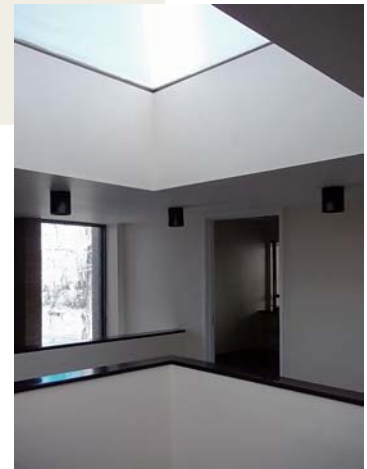


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As a newly renovated office building designed specifically to serve the specialized needs of a small business in the growing area of Lakewood, Colorado, **7000 West 14th Avenue** is well-suited for those more established enterprises or for those ventures of a more entrepreneurial spirit.

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