








DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
 Population:	19,347	148,701	356,517
 Households:	8,465	57,106	141,044
 Median Income	\$72,251	\$67,240	\$67,356
 Median Age:	36.10	35.00	35.10
 Traffic:	Wadsworth & Mississippi: 59,001 vpd		



## LAKEWOOD OFFICE FOR SALE

7655 W. Mississippi Ave., Lakewood, CO 80226

[Click Here on PDF  
for Drone Video](#)



**FOR SALE: \$2,500,000**

FOR SALE:	\$2,500,000 (\$91.35/SF)
Building:	27,366±
Lot Size:	1.24± AC
Avail. SF:	14,451
Occupancy:	47.2%
YOC:	1968
Parking:	90 spaces; 3.21:1,000 ratio
Zoning:	M-G-S
Construction:	Concrete & Steel with Concrete Siding

Located at W. Mississippi Ave & Wadsworth Blvd., this office building offers a great Lakewood business address. The site offers a functional and high visibility office building at attractive lease rates, easy access to Wadsworth Blvd., and is only minutes away from the Belmar Shopping District and W. 6th Avenue. Numerous nearby retail and restaurant amenities. Excellent user opportunity.

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**Seller financing available to a qualified buyer**

**Fuller Real Estate**  
(303) 534-4822

**Alex Scott**  
720.287.5417 direct  
972.207-8877 mobile  
AScott@FullerRE.com

**John Becker**  
720.287.5414 direct  
303.888.7909 mobile  
JBecker@FullerRE.com

**Mike Haley**  
720.287.5408 direct  
720.309.3413 mobile  
MHaley@FullerRE.com



Rent Roll:

Suite	Tenant	RentableSF	Lease Commencement	Lease Expiration	Current Rent	Per SqFt	Escalations	Options	Lease Type	Pro rata share
100	Available	2,171			\$ -				FSG	7.9%
110	Available	1,732			\$ -				FSG	6.3%
120	Lab Available + 468 SF Garage	1,787			\$ -				FSG	6.5%
150	Available	3,218			\$ -				FSG	11.8%
200	Colorado School of Healing Arts	3,438	4/1/2022	3/31/2023	\$ 44,694	\$ 13.00	Cancellable w 60 days notice		FSG	12.6%
200A	Colorado School of Healing Arts	1,523	4/1/2022	3/31/2023	\$ 19,799	\$ 13.00	Cancellable w 60 days notice		FSG	5.6%
205	Colorado School of Healing Arts	4,448	4/1/2022	3/31/2023	\$ 57,824	\$ 13.00	Cancellable w 60 days notice		FSG	16.3%
300	Colorado School of Healing Arts	3,506	4/1/2022	3/31/2023	\$ 45,578	\$ 13.00	Cancellable w 60 days notice		FSG	12.8%
300B	Available	4,471			\$ -				FSG	16.3%
Roof	Verizon		6/1/2017	5/31/2022	\$ 18,000		10% every 5 yrs	4-5 yr options to	2042	0.0%
Roof	T-Mobile		5/18/2006	5/17/2012	\$ 15,150		2% annually	5-5yr options to	2037	0.0%
Roof	Sprint		10/22/1999	10/21/2024	\$ 6,780			None		0.0%
Unallocated Common Area		1,072								
Occupied SqFt		12,915	47.2%			\$ 122,317				
Vacant SqFt		14,451	52.8%							
Total SqFt		27,366	100.0%							
Total Rents					\$ 207,825	\$ 13.00 / SqFt				
Cell tower utility reimbursement					\$ 14,077					
Total Income					\$ 221,902					
Vacancy @					\$ -					
Building Expenses					\$ 207,011	\$ 7.56 / SqFt				
Net Operating Income					\$ 14,891	0.60%				
					\$ 2,500,000 Price	\$ 91.35 /SqFt				

Building Expenses:



2021 Expense	27,366 SqFt	
HVAC	\$13,031	\$0.48 / SqFt
Insurance	\$7,585	\$0.28
Water/Sewer	\$1,203	\$0.04
Telephone	\$3,382	\$0.12
Repairs and Maint	\$27,643	\$1.01
Taxes (2021 paid in 2022)	\$43,283	\$1.58
Alarm Monitor	\$1,112	\$0.04
Snow Removal	\$9,483	\$0.35
Janitorial	\$34,736	\$1.27
Trash	\$1,727	\$0.06
Elevator	\$9,581	\$0.35
Xcel	\$54,245	\$1.98
Total Reimbursable Expenses	\$207,011	\$7.56 / SqFt

Photos:



Property Highlights:

Owner-User / Investor Office Building / Headquarter Opportunity  
Building can be delivered vacant upon 60 written notice for an Owner/User  
Additional Cell Tower Income included  
Long standing Tenant remaining - The Colorado School of Healing Arts  
Centrally located office in Lakewood, Colorado  
Minutes from the Shops at Belmar with quick access to 6th Ave.  
Building includes Elevator  
Several Security Vaults & Lab Space  
Building offers private garage / storage  
Newly repaved parking lot as of 2022

Exterior building signage available  
High traffic corridor  
High growth area  
New white foam roof as of 2018  
HVAC system is a natural gas boiler/ forced air system replaced in 2017  
4 large A/C compressors, 2 units were replaced in 2017  
Opportunity for Additional Cell Tower Income