

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS



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LAKWOOD OFFICE SPACE FOR LEASE

1455 & 1457 Ammons St., Lakewood, CO



1455 Ammons St.
8,985± SF,
YOC: 1963



1457 Ammons St.
9,072± SF,
YOC: 1959



Located just off W. Colfax Ave. several blocks west of Wadsworth Blvd., these two office buildings offer an affordable West Lakewood option for office space. 45 parking spaces.

\$15.00/SF
Full Service Gross

1455 Ammons St. Availability

Suite 201:	488± Sq.Ft.
Suite 203:	664± Sq.Ft. - Available in June

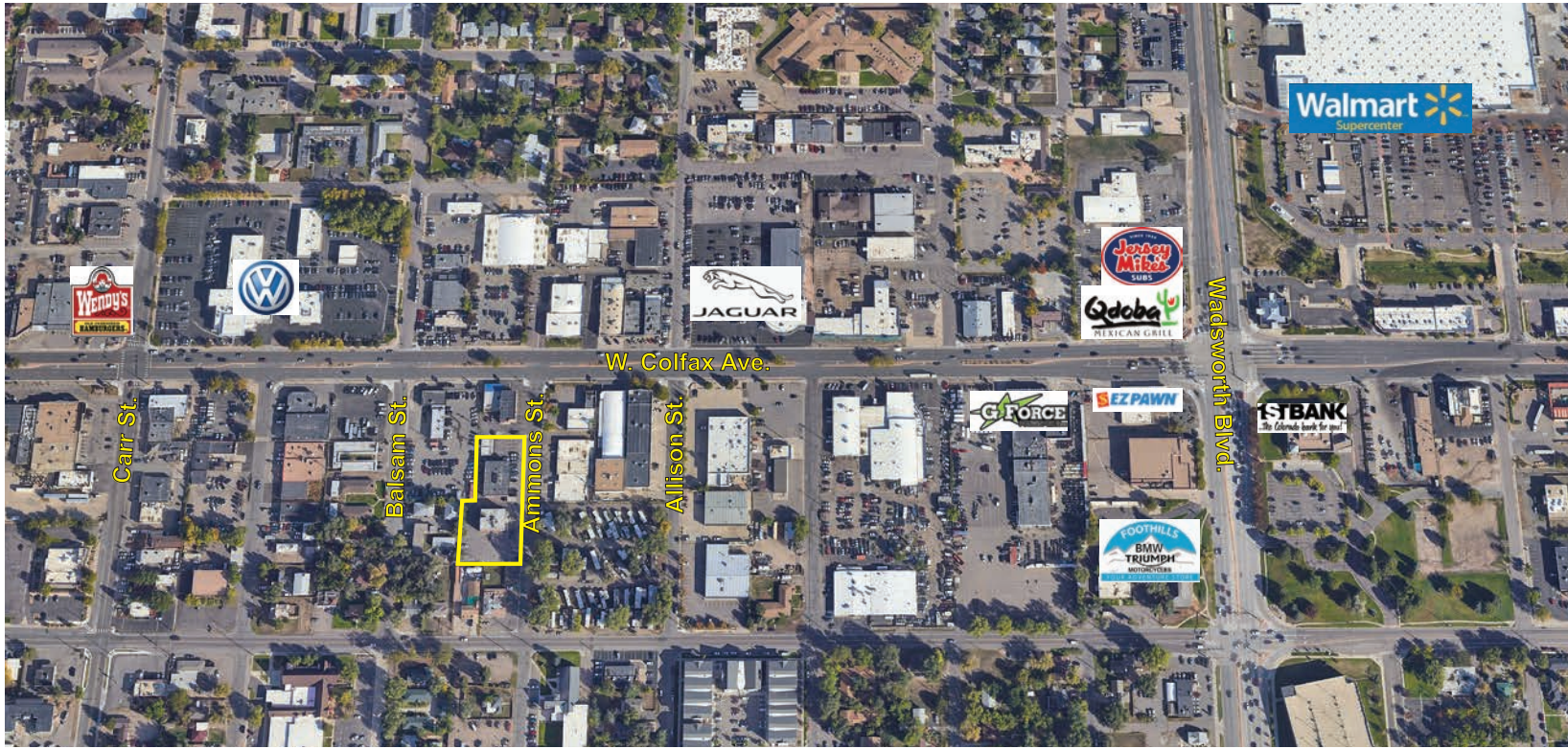
1457 Ammons St. Availability

Suite 208:	660± Sq.Ft.
Suite 210:	618± Sq.Ft. (Available in April)

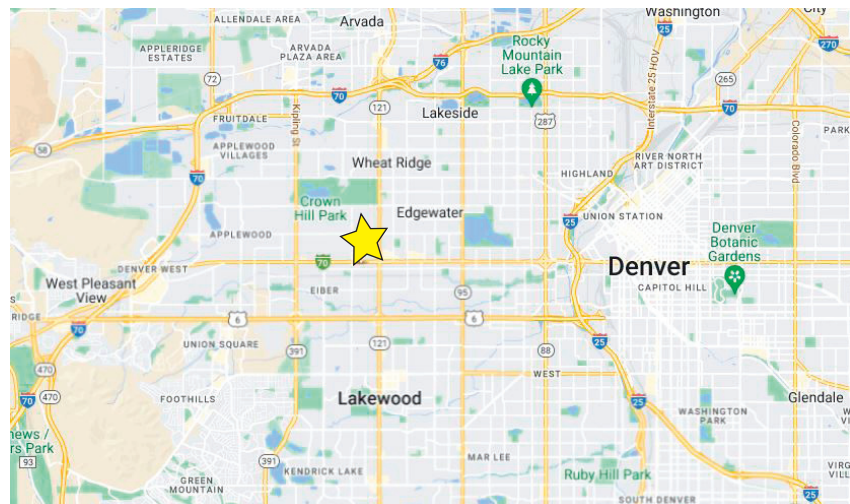
Fuller Real Estate
(303) 534-4822

**Brokerage
Disclosure**

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	15,250	136,516	380,554
Households	6,704	58,358	161,005
Median HH Income	\$60,091	\$67,034	\$75,435
Median Age	40.20	38.70	37.80
Traffic	27,753 vpd - Colfax Ave @ Ammons St		



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.