

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# Lakewood Office Space Available

12640 W. Cedar Drive, Lakewood, CO 80227



www.FullerRE.com



## Property Statistics

<b>Building Size:</b>	16,680± SF
<b>Available:</b>	158± SF to 1,797± SF
<b>Parking:</b>	51 Spaces (surface/free)
<b>YOC:</b>	1974

## Lease Rates

<b>1,797± SF Suite:</b>	\$11.00/SF FSG (\$1,647.25/Month)
<b>158± SF Suites</b>	\$495/Month

## Building Narrative

Located just off the 6th & Union/Union Square area of West Lakewood, this office building offers a great location with an attractive lease rate & terms. The office building offers a variety of office spaces from 158± SF to 1,797± SF. There is great access to 6th Ave. and C-470, with numerous retail and restaurant amenities in the immediate area. An on-site property manager provides quick attention to any issues. This location is tailored for a professional company in search of an affordable lease rate. Office furniture is included.

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

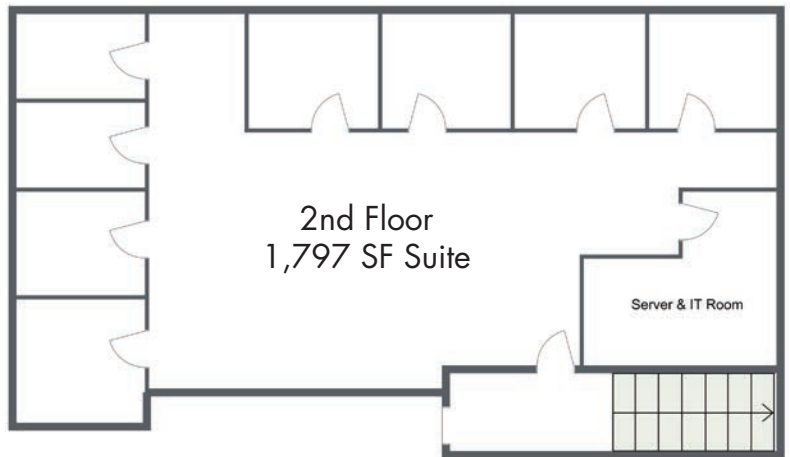
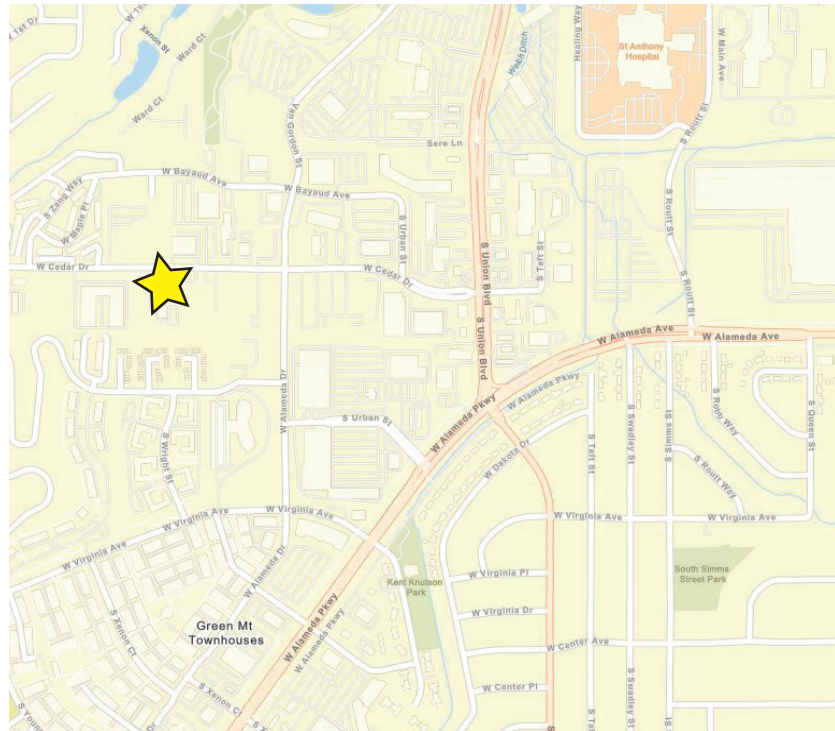
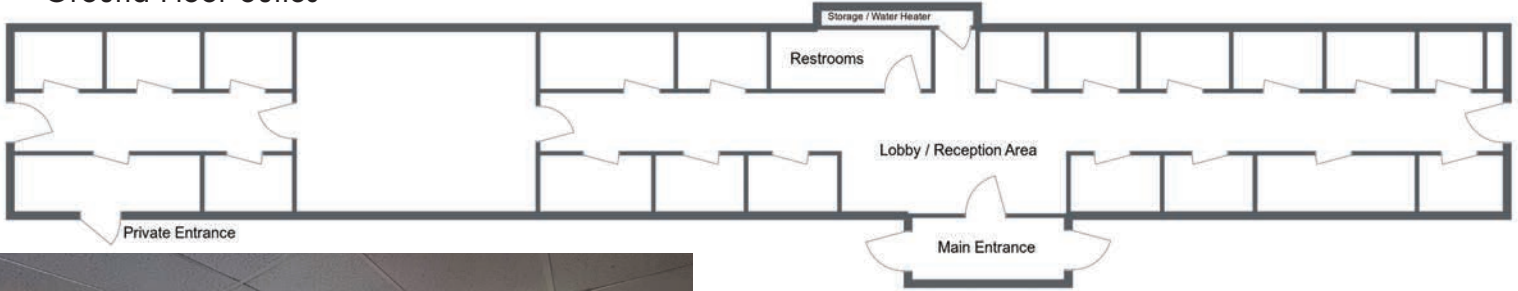


**Brokerage Disclosure**

**Mike Haley**  
(720) 287-5408 direct  
(720) 309-3413 mobile  
MHaley@FullerRE.com

**Joe Owston**  
(720) 287-5415 direct  
(303) 396-2663 mobile  
JOwston@FullerRE.com

Ground Floor Suites



This floor plan is a visual representation only and dimensions are approximate.