

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS



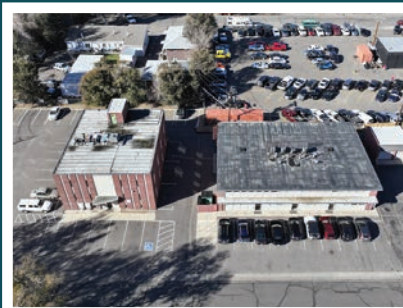
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# LAKEWOOD OFFICE SPACE FOR LEASE

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 103:** 188± Sq.Ft.

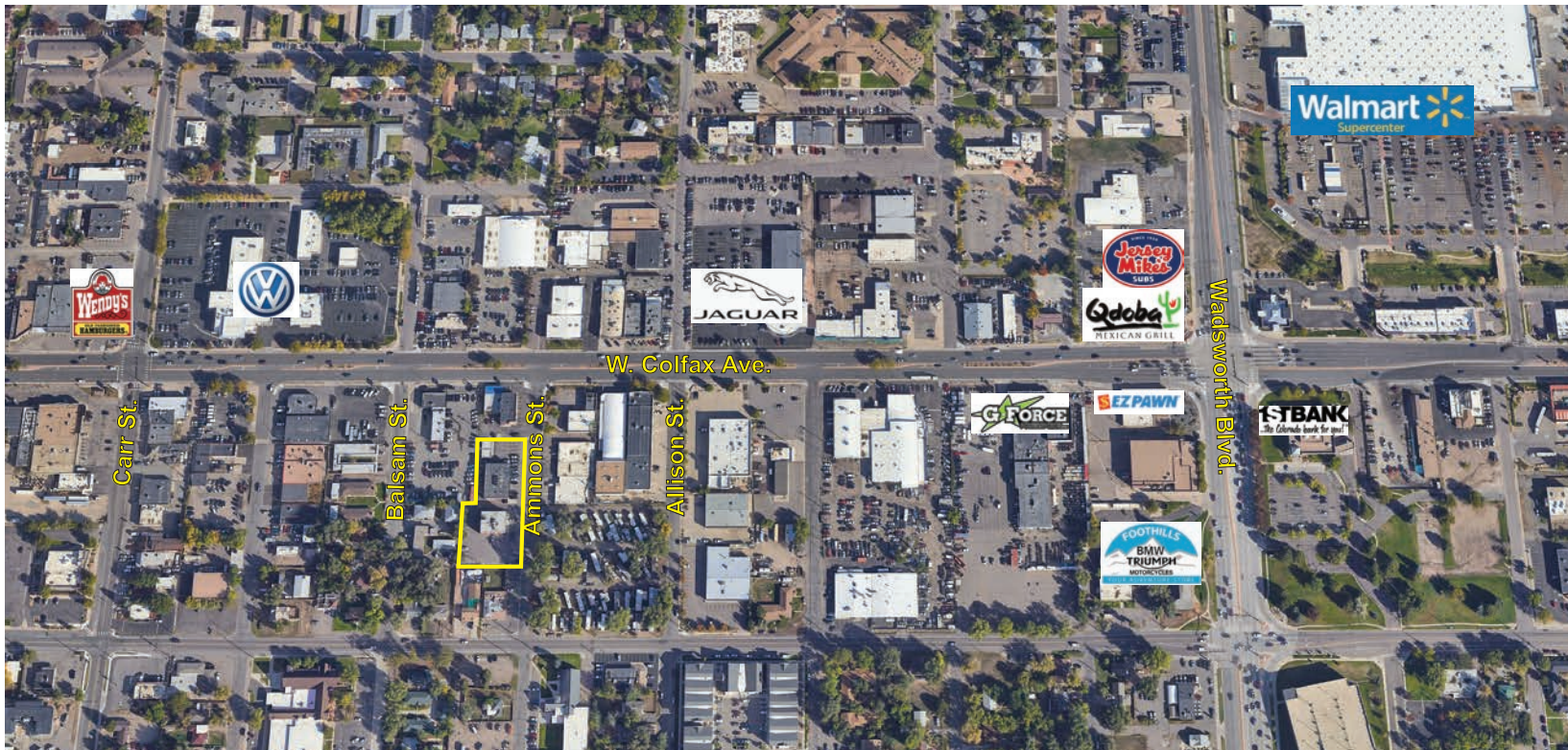
### 1457 Ammons St. Availability

**Suite 210:** 618± Sq.Ft.

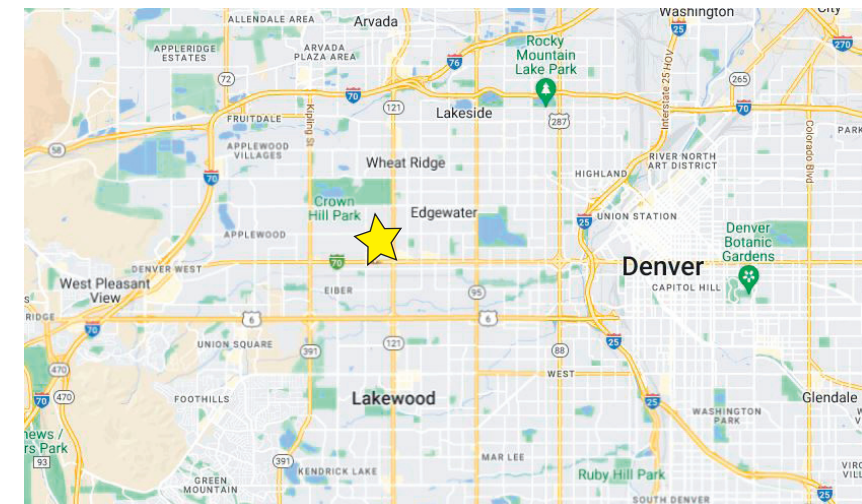
**Fuller Real Estate**  
(303) 534-4822

**Brokerage  
Disclosure**

**Esperanza Wardrup**  
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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		



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