

# FOR LEASE | Denver Retail/Office Building



[www.denverofficespace.com](http://www.denverofficespace.com)

2696 S. Colorado Blvd  
Suite 320

Denver, CO 80222

(303) 765-4344 O

John Fairbairn  
[john@denverofficespace.com](mailto:john@denverofficespace.com)  
(303) 226-4764

12550 W. Colfax Ave. | Denver, CO

FOR LEASE | \$11.00-\$13.00/SF/Modified Gross



## Building Information

**Available Spaces:** Units 105-108 2,500 SF  
Units 113-115 1,460 SF  
(demisable to 420/SF)

**Building Size:** 10,387 sf

**Land Size:** 39,117 sf

**Zoning:** C-1

**Built:** 1987

**City:** Lakewood

**County:** Jefferson

## Property Highlights

Perfect for retail/office

Close proximity to shopping and restaurants

Only minutes from I-70

Close proximity to lots of entertainment

Walking distance to Daniels Park

The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

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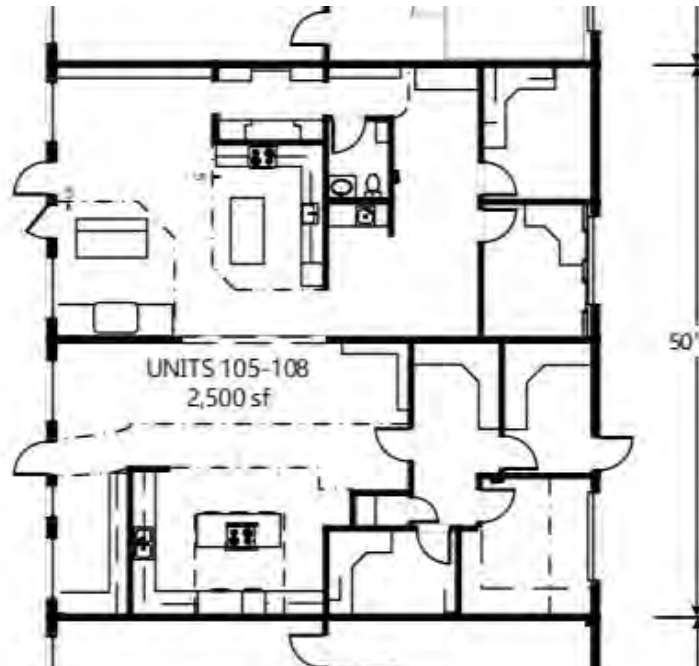


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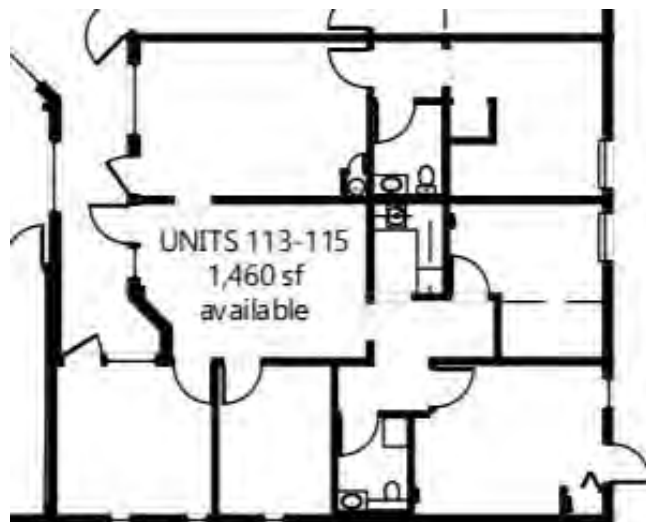
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## Floor plans of available suites

Suites 105-108  
2,500 SF



Suites 113-115 1,460 sf  
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