

# 11485 & 11495 West 8th Avenue

Lakewood, Colorado 80215



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## Large Flex Space Now Available

### PROPERTY OVERVIEW

Asking Rate	\$10.50 psf + NNN
Available SF	4,267 sf (Suite 103/104)
Usage	Flex Space
Ceiling	17 feet clear
Fire Suppression	Sprinkled
Loading	Rear Drive-In Doors
Zoning	M-G-S
City/County	Lakewood/Jefferson
Parking spaces	Ratio: 3 per 1K sf leased
Year Built	2015

**11485 West 8th Avenue**, located one block east of Simms Street on 8th Avenue, is a newly developed Flex Space facility that proudly showcases a clean and contemporary style. With a set of 10'x10' drive-in doors in the rear, ample on-site parking in the front, a spacious interior, and near proximity to restaurants and services for the convenience of employees and clientele alike, this property is worth reviewing for your business needs.



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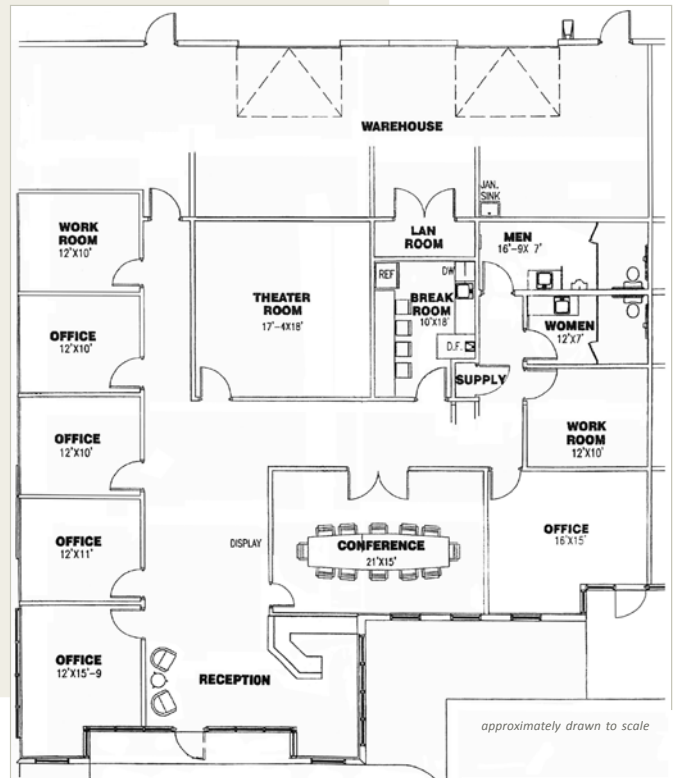


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## PROPERTY HIGHLIGHTS

- Clean Contemporary Styling ◀
- Perfect for Office, Showroom, Warehouse ◀
- 10'x10' Drive-In Doors in Rear ◀
- Just North of West 6th Avenue ◀
- Ample on-site parking ◀
- Flex Space ◀



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