

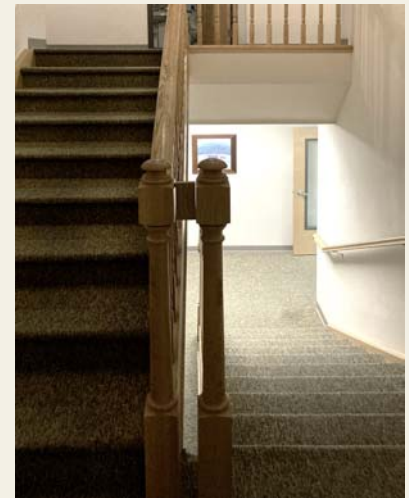
3,252 sf Industrial Flex Space | Rare Opportunity For Sale (Price Reduced)**Asking rate: ~~\$699,000~~****Reduced Price: \$649,000****Lease rate: \$11.00/NNN**

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Unit 103 for Sale | Lakemont Industrial Park

In Lakemont Industrial Park, located in Wheat Ridge, Colorado just off I-70 at 11919 W I-70 Frontage Rd N, an opportunity has just opened up: **Unit 103 for Sale**. This 3,252 square foot 2-story flex office space for sale is a rarity to find in this already very packed industrial park, with easy access to I-70. This is not your typical flex property. It can be modified away from a wall of glass into something more fitting the needs of your business with a drive in door (please see the last page for visual details). This space offers much for the asking price.

With plenty of onsite parking for customers with entrance from the ground floor, there are two office spaces, a bullpen, a fax/printer/counter area, conference room, huge storage space, and one ADA compliant bathroom on the main level. The mezzanine level, reached from the main floor, also offers an ADA bathroom, another large storage room, and five offices. *Of note, the seller is willing to do an Owner Carry with a qualified buyer.* Please give one of our brokers a call for greater detail on this rare opportunity in this industrial center.



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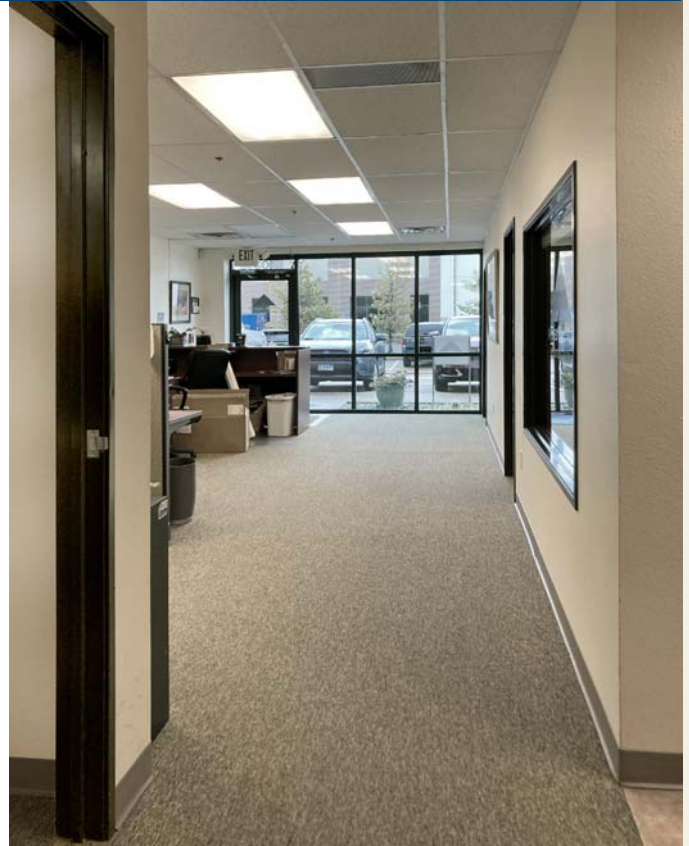
*a rare opportunity awaits...***about unit 103**

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3,252 sf Industrial Flex Space for Sale | **Rare Opportunity awaits**

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PROPERTY HIGHLIGHTS

- ▶ 2-story Flex Office Space for Sale, Unit 103
- ▶ Asking rate: ~~\$699,000~~ \$649,000
- ▶ Lease rate: \$11.00/NNN
- ▶ Size of unit: 3,252 sf of space
- ▶ Two levels with entrance on main floor
- ▶ Main level: two offices, bullpen, conference room
- ▶ Mezzanine level: five large offices
- ▶ Bathrooms: in both main & 2nd levels, ADA compliant
- ▶ Storage: large storage spaces, both levels Security controlled & monitored
- ▶ Large windows bringing in natural light
- ▶ Close proximity to I-70
- ▶ Ample onsite parking
- ▶ Class of property: Industrial Flex
- ▶ Zoning: PID
- ▶ Property: Sprinkled
- ▶ Space has capacity to add drive in doors



Our brokers are but a phone call away

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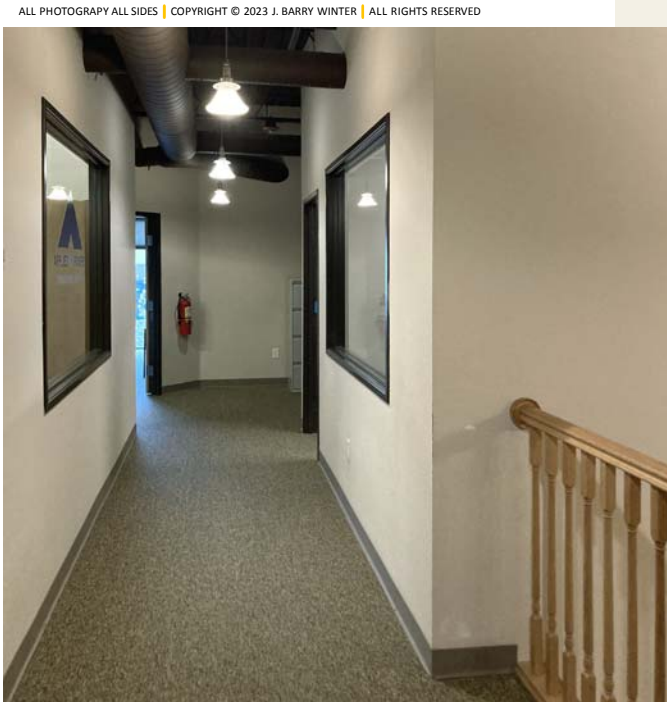
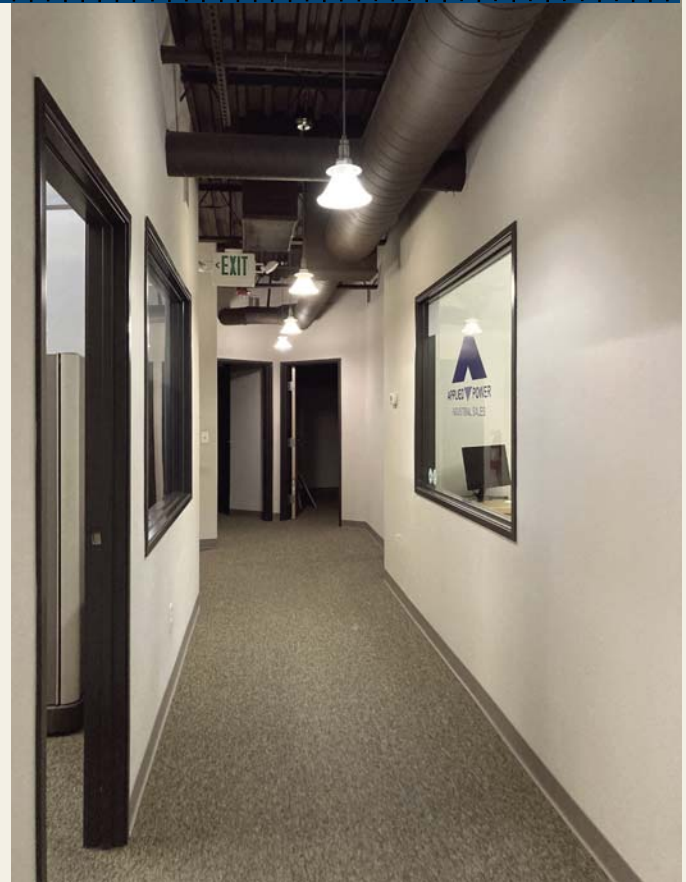
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main level

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3,252 sf Industrial Flex Space for Sale | **Rare Opportunity** awaits



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Unit 103 at Lakemont Industrial Park with its large office spaces and plenty of storage space on both levels, the capacity to alter the outside facade away from a wall of glass to that of a drive in door are all and more of what makes this property a uniquely rare opportunity . . .

Please don't hesitate to give one of our brokers a call for further information.

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mezzanine level

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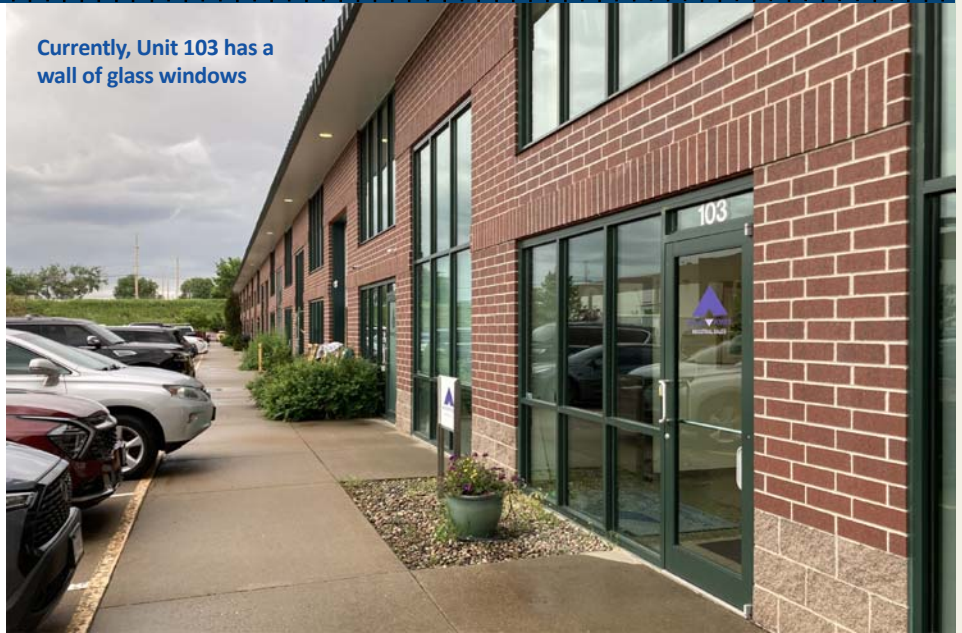
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3,252 sf Industrial Flex Space for Sale | Rare Opportunity awaits

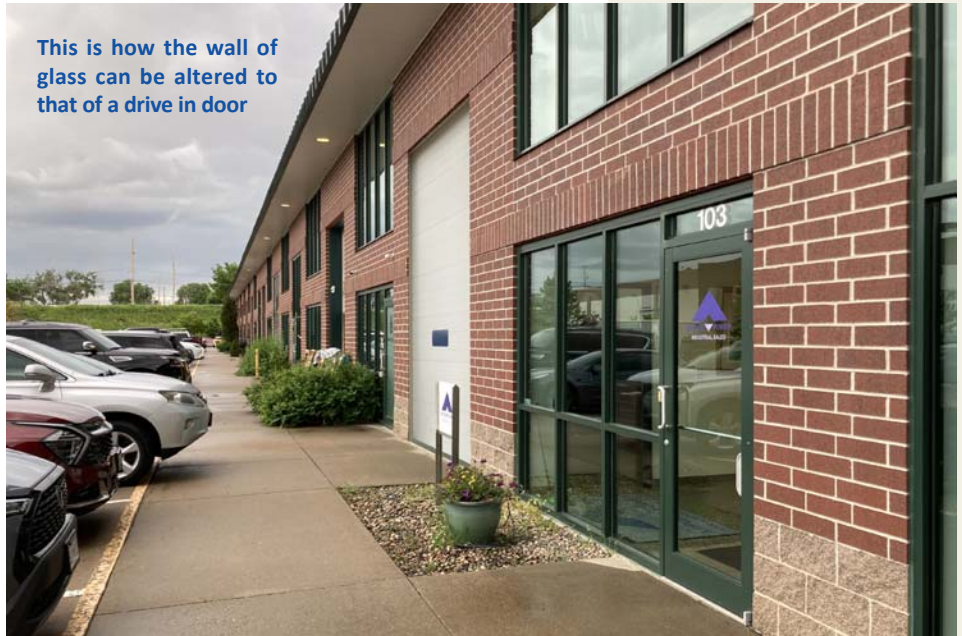
What makes Unit 103 at Lakemont Industrial Park an unusual flex office space is that it can be altered quite readily into part office, part industrial space for your needs, whether it is in the immediate future or down the road apiece.

As solely used as office space, Unit 103 can serve its purpose well. But think also of the possibilities of the blending of the two options available. With such choice of alteration, this property becomes a “kill two birds with one stone” type of venture. On top of which, the seller is willing to offer to do an Owner Carry with a qualified buyer. With these options available, why not give one of our helpful brokers a call to see just how uniquely rare this opportunity might be . . .

Currently, Unit 103 has a wall of glass windows



This is how the wall of glass can be altered to that of a drive in door



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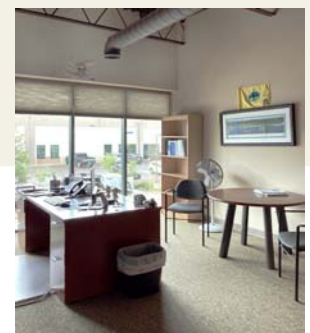
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transformation possible