

OFFICE FOR SALE OR LEASE GARRISON WEST BUILDING

651 GARRISON STREET, LAKEWOOD, CO 80215



PROPERTY FEATURES

- Excellent Owner / User Opportunity
- Beautiful Office Spaces with Open Floor Plans
- Great Location off W. 6th Ave. for Easy Access
- Close Proximity to Garrison Street Light Rail
- Common Area Kitchen in the Building
- Monument Signage Available
- +/- 120,300 Vehicles Per Day on W. 6th Avenue

2022 DEMOGRAPHICS

Radius	Population	Households	Avg. HH Income
2 Mile	48,649	21,349	\$88,770
5 Mile	346,825	142,506	\$93,840
10 Mile	1,134,189	490,760	\$105,257

PROPERTY DETAILS

FOR LEASE	910; 1,858 & 3,465 SF
LEASE RATE	\$21.00 / SF Gross
BUILDING SIZE	14,772 SF
SALE PRICE	Contact Broker
PARKING	2.75: 1,000
CITY / COUNTY	Lakewood / Jefferson

TRAFFIC COUNTS

Average

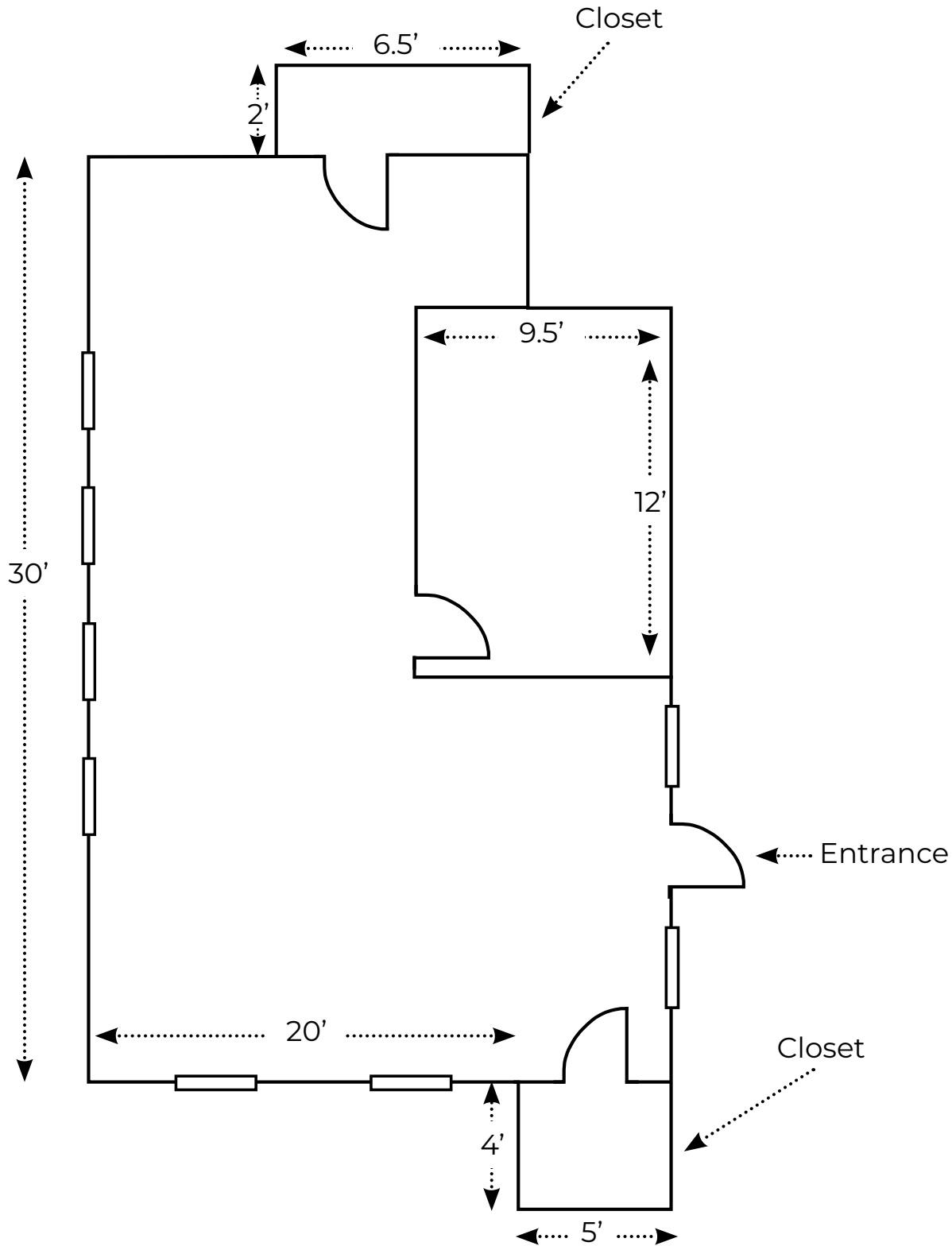
- Approx. 120,300 VPD on W. 6th Ave.
- Approx. 115,950 VPD on Garland St. at W. 6th Ave.
- Approx. 16,142 VPD on Garrison St. at W. 7th Pl.

TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
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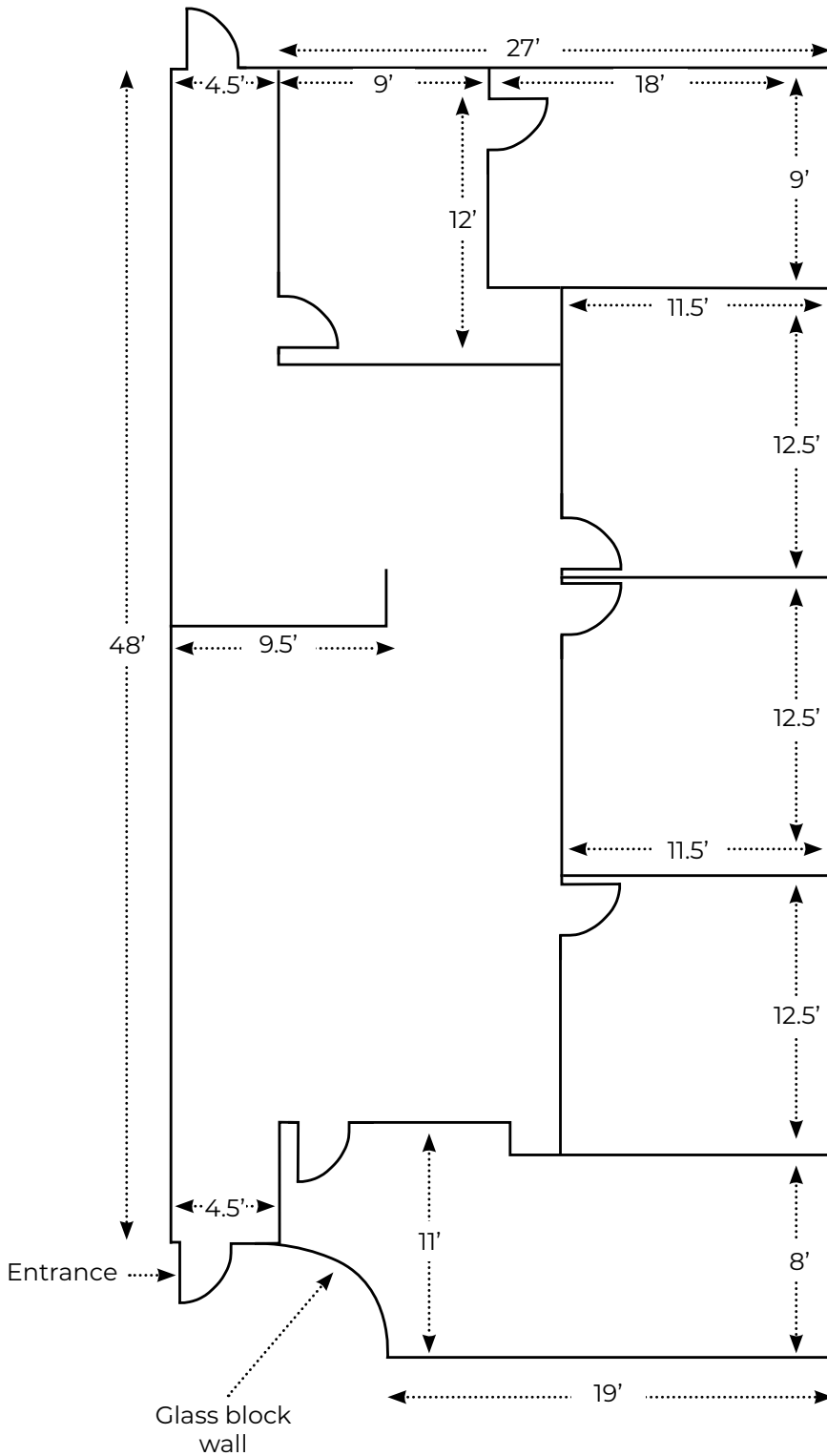
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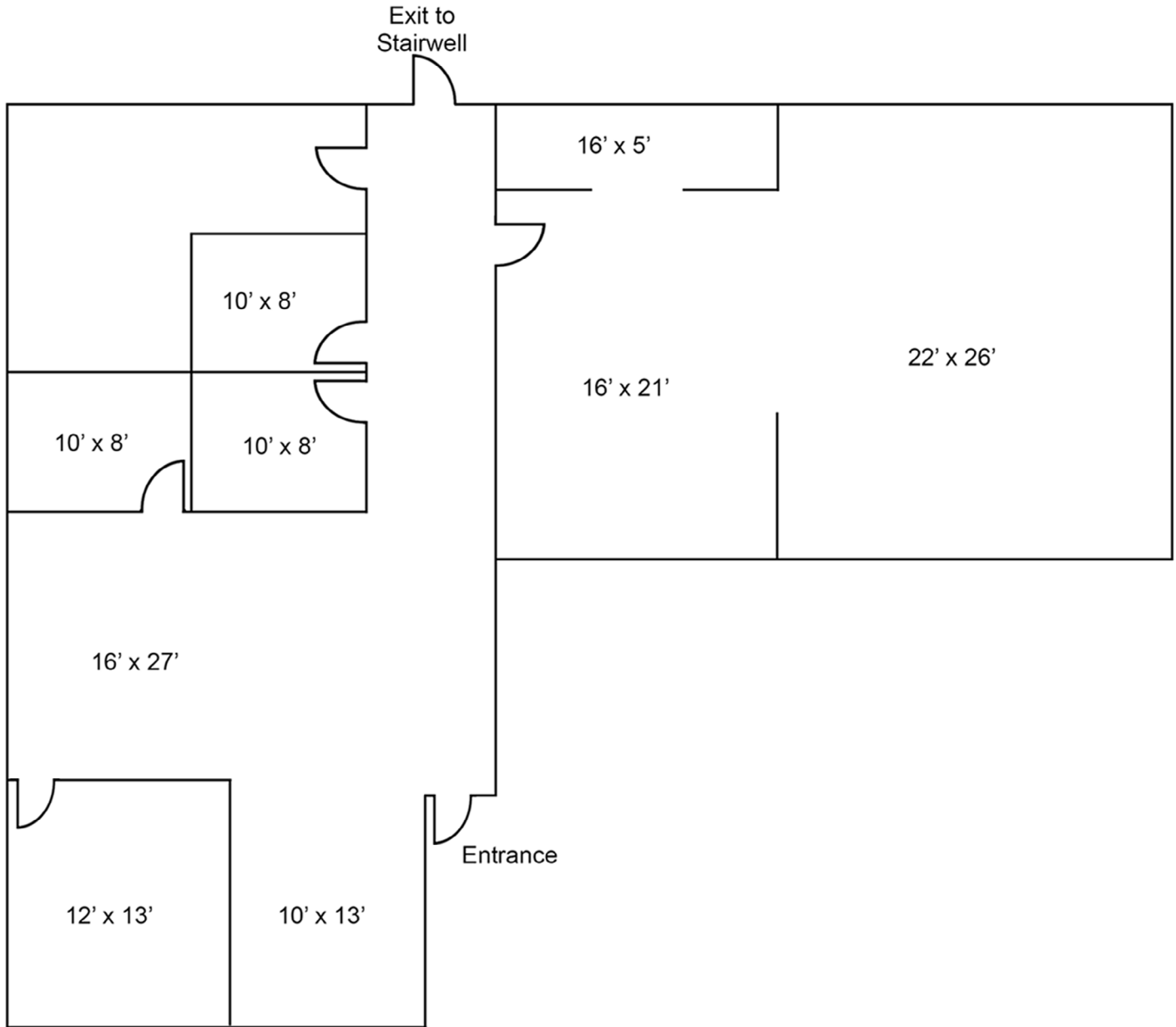
SUITE 110: 910 SF



SUITE 130: 1,858 SF



SUITE 250: 3,465 SF





INTERIOR IMAGES



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