

OFFICE FOR LEASE GARRISON WEST BUILDING

651 GARRISON STREET, LAKEWOOD, CO 80215



PROPERTY FEATURES

- Available Immediately For Lease
- 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

2023 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

AVAILABLE	±3,465 SF
LEASE RATE	\$21.00 / SF Gross
BUILDING SIZE	14,772 SF
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
303-841-1400 | www.trevey.com

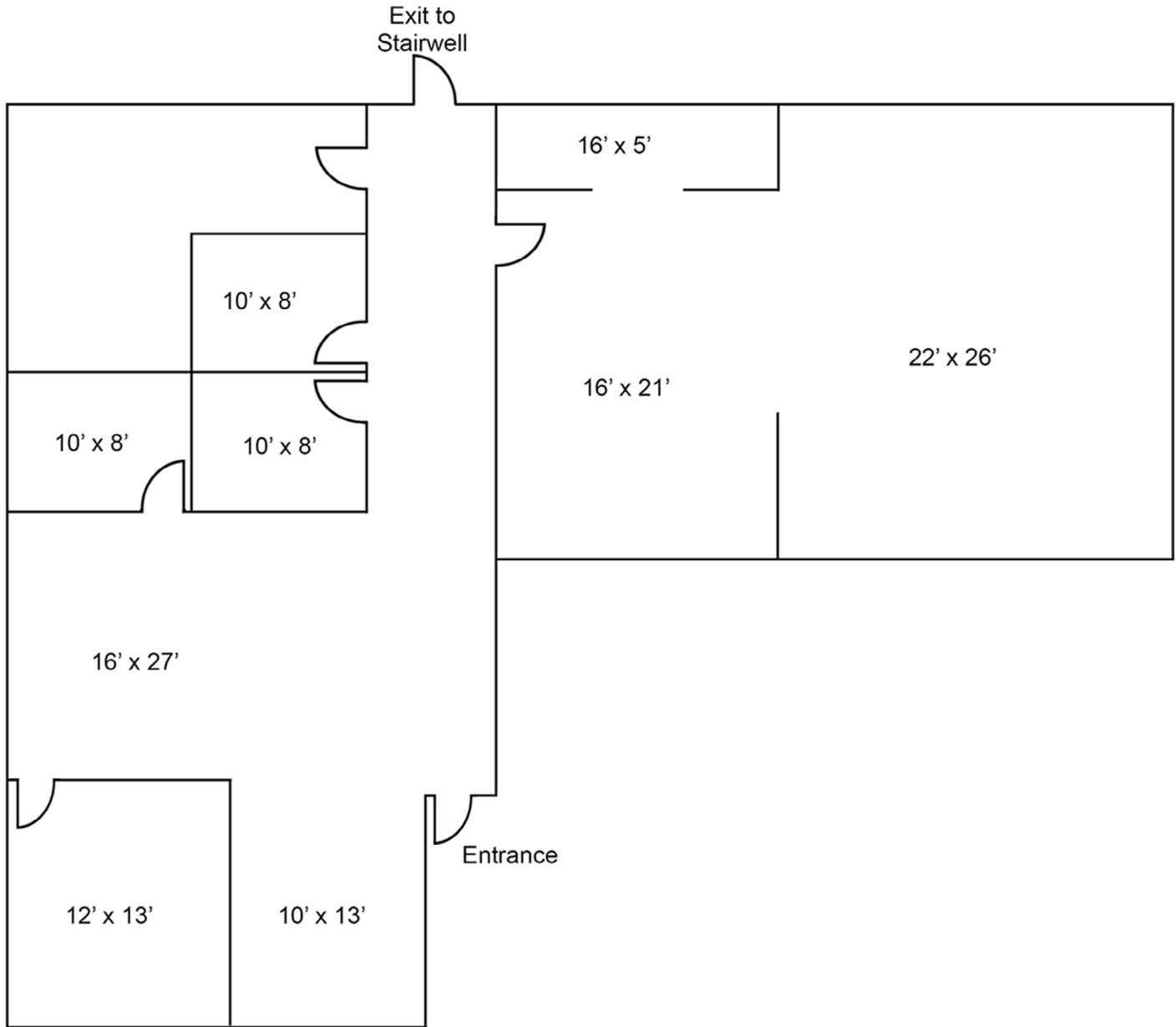
DAVID MARULLI

Capital Markets
david@trevey.com
C: 720-298-2840

NICK BEACH

V.P. Sales & Leasing
nbeach@trevey.com
C: 719-237-0880

SUITE 250: 3,465 SF





INTERIOR IMAGES



TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

DAVID MARULLI
Capital Markets
david@trevey.com
C: 720-298-2840

NICK BEACH
V.P. Sales & Leasing
nbeach@trevey.com
C: 719-237-0880

[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change. Please call to confirm current property status and accuracy of information contained herein.