



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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# Office Space For Lease

301 Sheridan Blvd, Lakewood, Colorado 80226



Total Building:	3,200± SF
Lot Size:	7,900± SF
YOC:	1997
Parking Ratio:	3:1,000 SF
Parking Spaces:	10

This office space is ideally located, just seconds off 6th Ave., and is not far from Alameda. It is less than 10 minutes from Downtown, I-70 and the Tech Center. This stand alone building is ideal for a professional company looking for a unique identity. It is a single tenant, two floor, walk-up building. Features; 10 parking spaces, kitchen, conference room, reception area, 2 ADA restrooms and eight offices. Landlord pays for real estate taxes and property insurance. Tenant pays for utilities, trash, lawn maintenance, sewer, water, snow removal and a mandatory fire alarm system.



**FOR LEASE:**  
**\$10.00/SF Modified Gross**

## Fuller Real Estate, LLC

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