

OFFICE/WAREHOUSE/RETAIL SPACE
FOR LEASE

Garrison Business Park

608-610 GARRISON STREET | LAKEWOOD, CO



Garrison Business Park is located at 608-610 Garrison Street in Lakewood, Colorado. This 2-building industrial flex project consists of 50,040 square feet. There is excellent visibility and signage on 6th Avenue.

PROPERTY OVERVIEW

- | | | | |
|------------------|-------------------------------|----------------------|--------------------------|
| › Site Size: | 4.43 Acres | › Zoning: | PUD |
| › Rentable Area: | 50,040 SF | › Parking: | 2.0:1,000 SF |
| › Lease Rate: | \$12.00/SF-
\$15.00/SF NNN | › Ceiling Height: | 15' in Warehouse |
| › 2017 Op. Exp.: | \$5.50/SF | › Loading: | 10' x 10' Drive-In Doors |
| › City: | Lakewood | › Sprinkler: | None |
| › County: | Jefferson | › INTERNET PROVIDER: | COMCAST |

www.garrisonbusinesspark.com

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T.J. SMITH, SIOR
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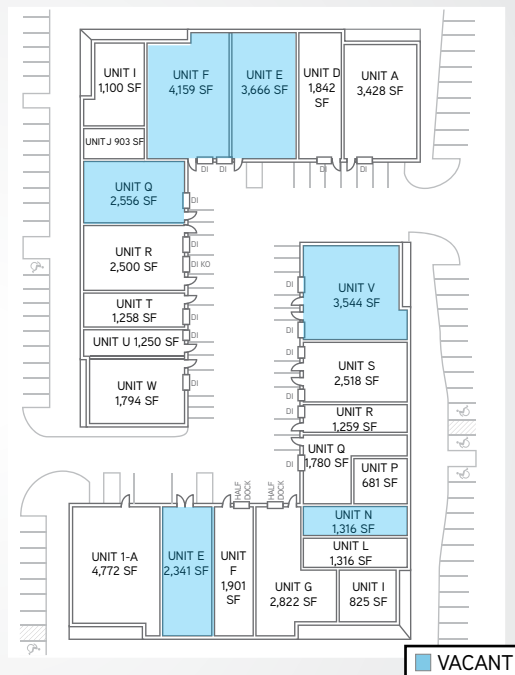
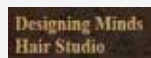
Accelerating success.

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Lakewood, CO

Contact Us

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Availability

BLDG.	UNIT	SF	NNN RATE	EXP.	OFFICE	LOADING	AVAILABLE
608	E	2,341	\$12.00-\$15.00/SF NNN	\$5.50/SF	80%	1 Drive-In	Immediately
608	N	1,316	\$12.00-\$15.00/SF NNN	\$5.50/SF	100%	N/A	Immediately
608	V	3,544	\$12.00-\$15.00/SF NNN	\$5.50/SF	60%	2 Drive-Ins	Immediately
610	E*	3,666	\$12.00-\$15.00/SF NNN	\$5.50/SF	50%	1 Drive-In	Immediately
610	F*	4,159	\$12.00-\$15.00/SF NNN	\$5.50/SF	40%	2 Drive-Ins	Immediately
610	Q	2,556	\$12.00-\$15.00/SF NNN	\$5.50/SF	80%	1 Drive-In	Immediately

* Units 610 E and F can be combined for 7,825 SF.

**OFFICE/WAREHOUSE/RETAIL SPACE
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608 GARRISON STREET | UNIT E | LAKEWOOD, CO



Building Information

- › Availability: Immediately
- › Available Space: 2,341 SF
- › Office: 80%
- › Zoning: PUD
- › Parking: 2.0:1,000
- › Loading: One (1) Drive-In
- › Clear Height: 15'
- › Sprinkler: None
- › Lease Rate: \$12.00-\$15.00/SF NNN
- › 2015 Est. Exp.: \$5.50/SF
- › Internet Provider: COMCAST

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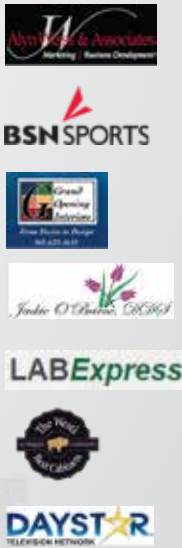
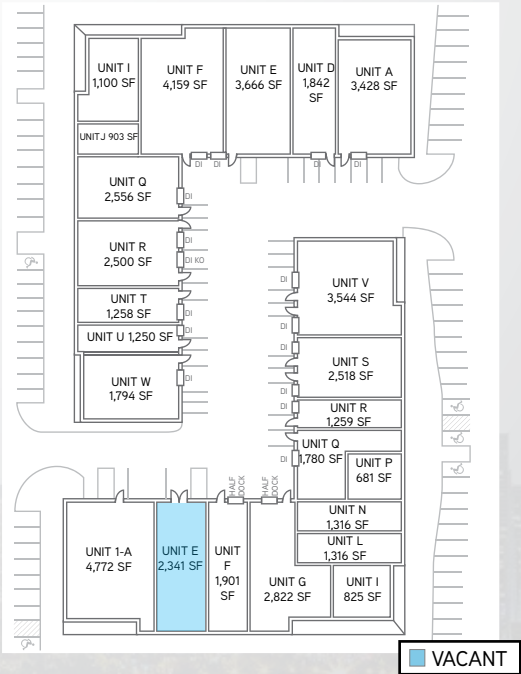
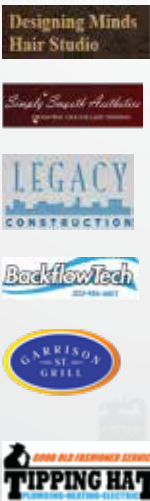
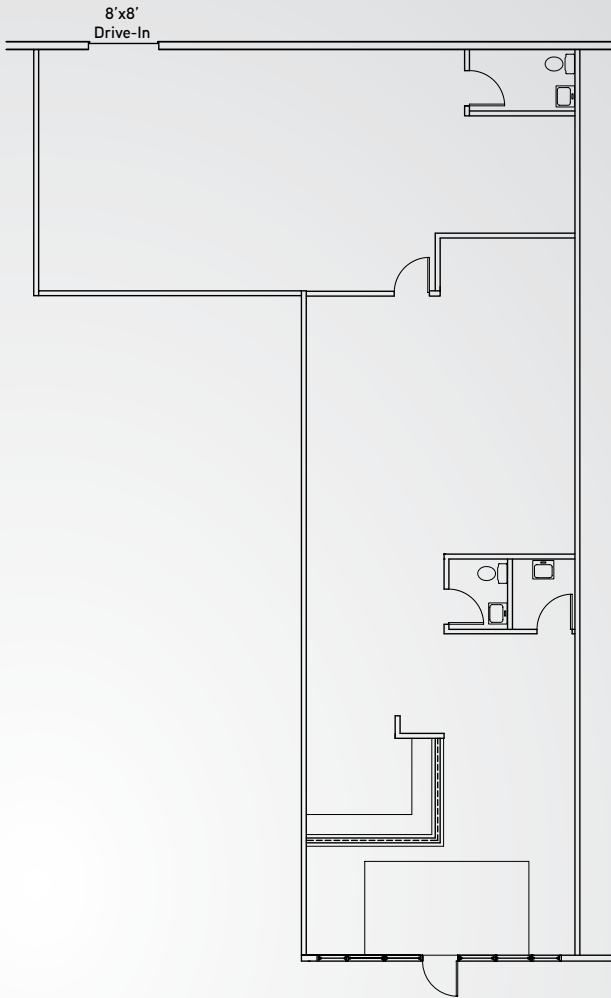


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Lakewood, CO

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OFFICE/WAREHOUSE/RETAIL SPACE
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Garrison Business Park

608 GARRISON STREET | UNIT N | LAKEWOOD, CO



Building Information

- › Availability: Immediately
- › Available Space: 1,316 SF
- › Office: 100%
- › Zoning: PUD
- › Parking: 2.0:1,000
- › Loading: N/A
- › Clear Height: 15'
- › Sprinkler: None
- › Lease Rate: \$12.00-\$15.00/SF NNN
- › 2017 Est. Exp.: \$5.50/SF
- › Internet Provider: COMCAST

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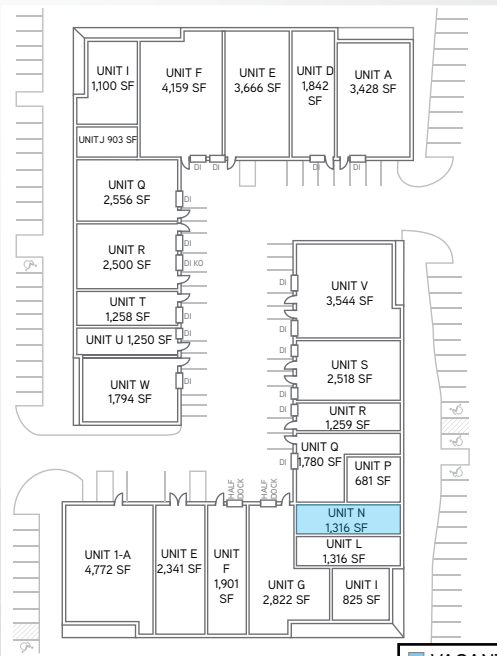
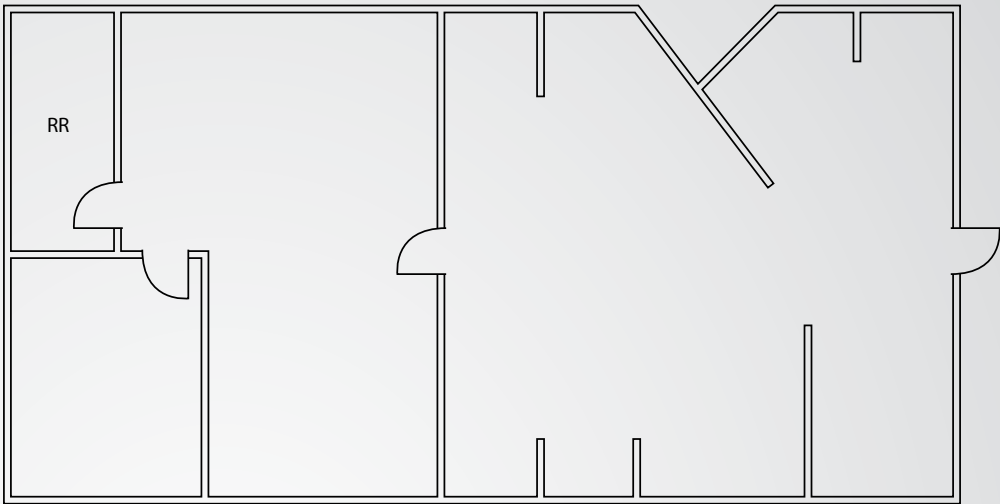
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**OFFICE/WAREHOUSE/RETAIL SPACE
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Garrison Business Park

608 GARRISON STREET | UNIT V | LAKEWOOD, CO



Building Information

- › Availability: March 1, 2018
- › Available Space: 3,544 SF
- › Office: 50%
- › Zoning: PUD
- › Parking: 2.0:1,000 SF
- › Loading: Two (2) Drive-In Doors
- › Clear Height: 15'
- › Sprinkler: None
- › Lease Rate: \$12.00-\$15.00/SF NNN
- › 2017 Est. Op. Exp.: \$5.50/SF
- › Internet Provider: **COMCAST**



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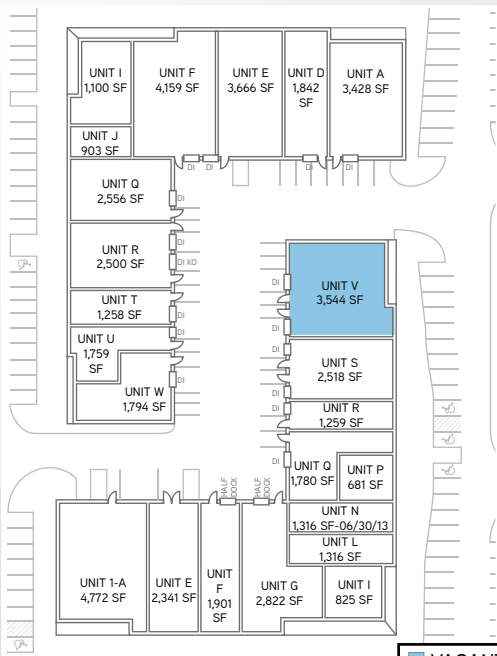
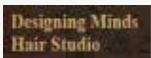
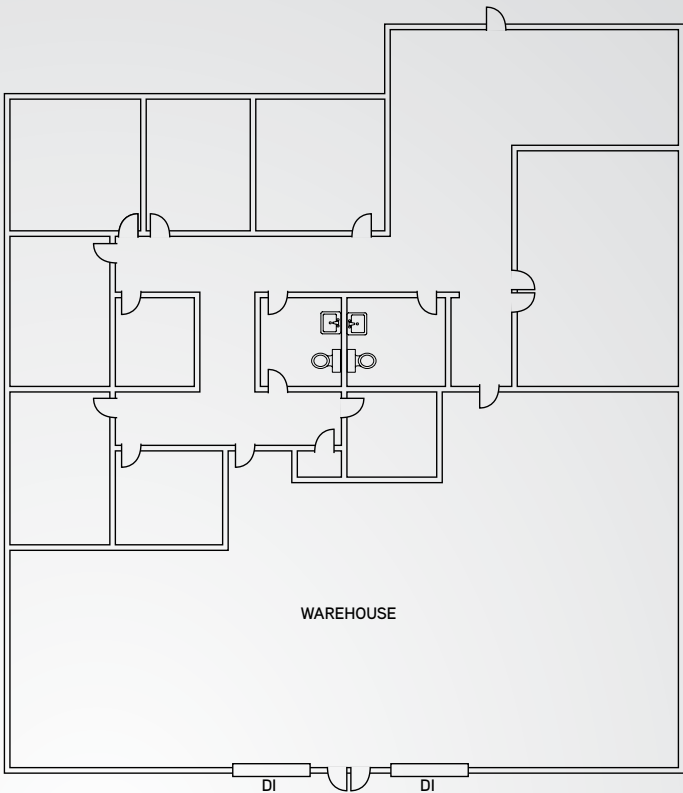
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**OFFICE/WAREHOUSE/RETAIL SPACE
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610 GARRISON STREET | UNIT E | LAKEWOOD, CO



Building Information

- › Availability: Immediately
- › Available Space: 3,666 SF
- › Office: Approximately 50%
- › Zoning: PUD
- › Parking: 2.0:1,000
- › Loading: One (1) Drive-In
- › Clear Height: 15'
- › Sprinkler: None
- › Power: 200 Amp/208 V/3-Phase
- › Lease Rate: \$12.00-\$15.00/SF NNN
- › 2017 Est. Exp.: \$5.50/SF
- › Internet Provider: COMCAST

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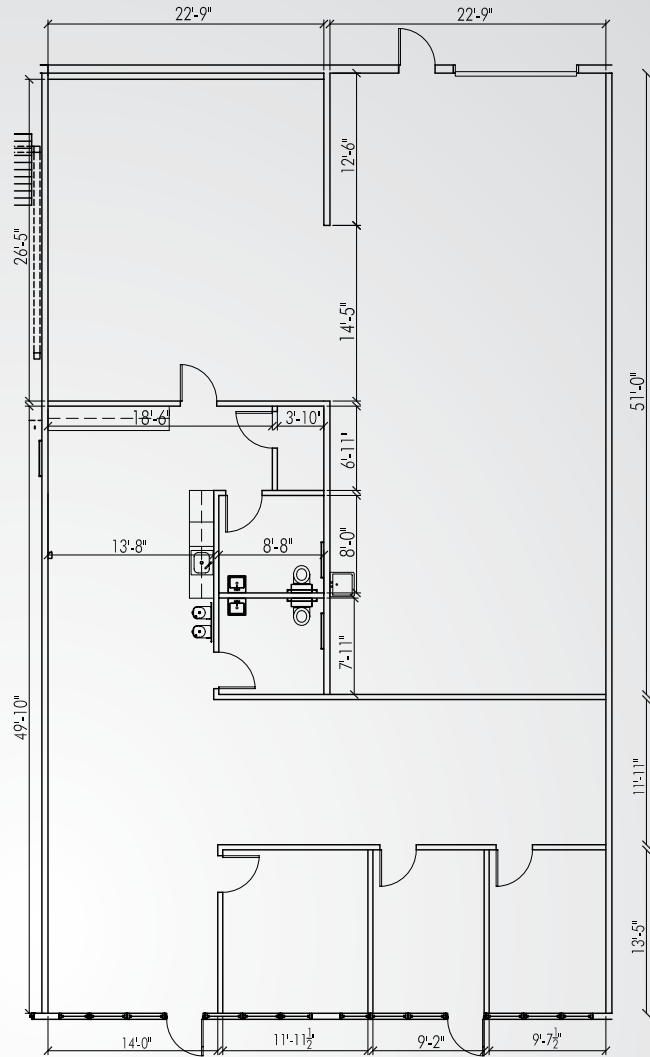
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Designing Minds
Hair Studio

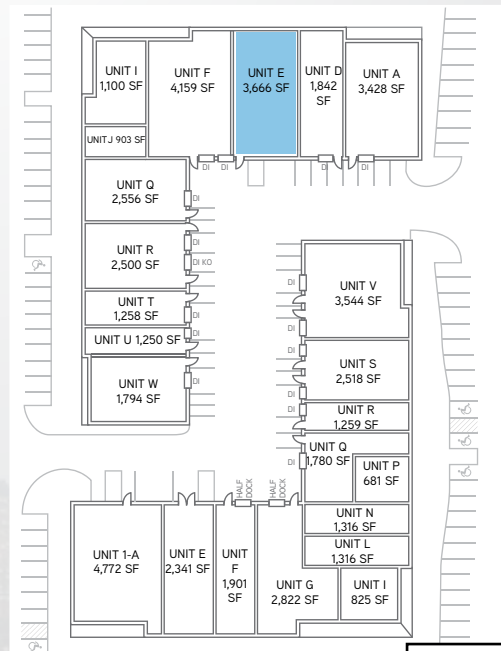
Bonny Smith Architects
ARCHITECTS AND INTERIOR DESIGNERS

LEGACY
CONSTRUCTION

BackflowTech
202-434-4617

GARRISON
GRILL

THUNDER BOLT ENGINEERING SERVICES
TIPPING HAT
PLUMBING-HEATING-ELECTRIC



Wynne & Associates
Marketing Business Development

BSN SPORTS

Grand Opening
Interior Design

Jordan O'Brien, DCHd

LABExpress

The Wood
BANK

DAYSTAR
TELEVISION NETWORK

**OFFICE/WAREHOUSE/RETAIL SPACE
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Garrison Business Park

610 GARRISON STREET | UNIT F | LAKEWOOD, CO



Building Information

› Availability:	Immediately
› Available Space:	4,159 SF
› Office:	40%
› Zoning:	PUD
› Parking:	2.0:1,000
› Loading:	Two (2) Drive-Ins
› Clear Height:	15'
› Sprinkler:	None
› Power:	200 Amp/208 V/3-Phase
› Lease Rate:	\$12.00-\$15.00/SF NNN
› 2017 Est. Exp.:	\$5.50/SF
› Internet Provider:	COMCAST

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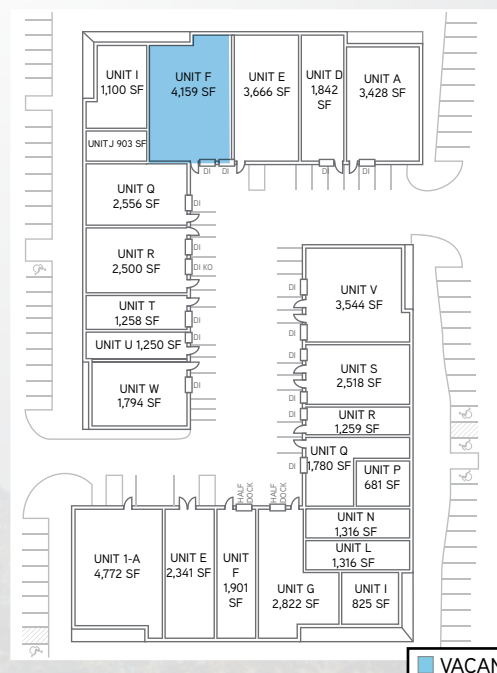
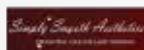
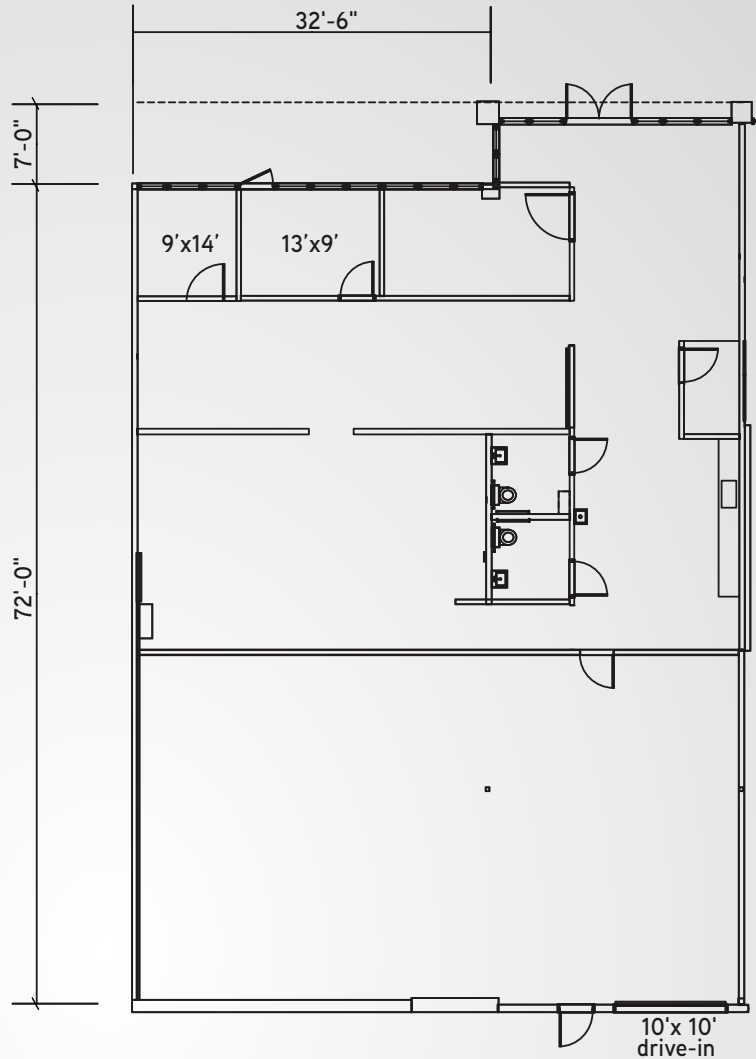
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OFFICE/WAREHOUSE/RETAIL SPACE
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610 GARRISON STREET | UNIT Q | LAKEWOOD, CO



Building Information

- > Availability: Immediately
- > Available Space: 2,556 SF
- > Office: Approximately 80%
- > Zoning: PUD
- > Parking: 2.0:1,000 SF
- > Loading: One (1) Drive-In
- > Clear Height: 15'
- > Sprinkler: None
- > Power: 150 Amp/208 V/3-Phase
- > Lease Rate: \$12.00-\$15.00/SF NNN
- > 2017 Est. Exp.: \$5.50/SF
- > Internet Provider: COMCAST

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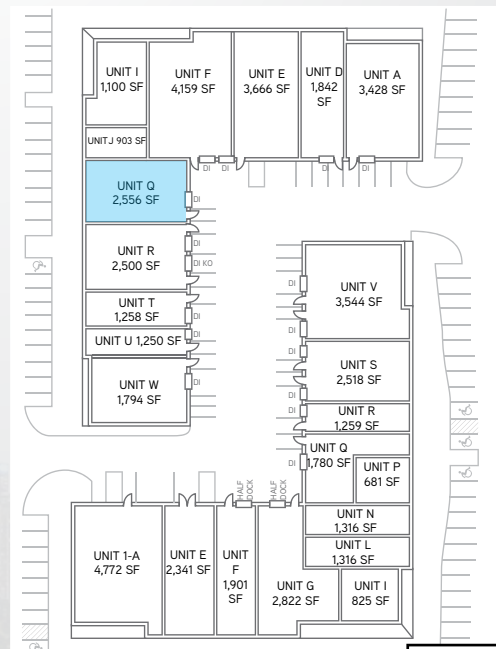
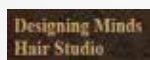
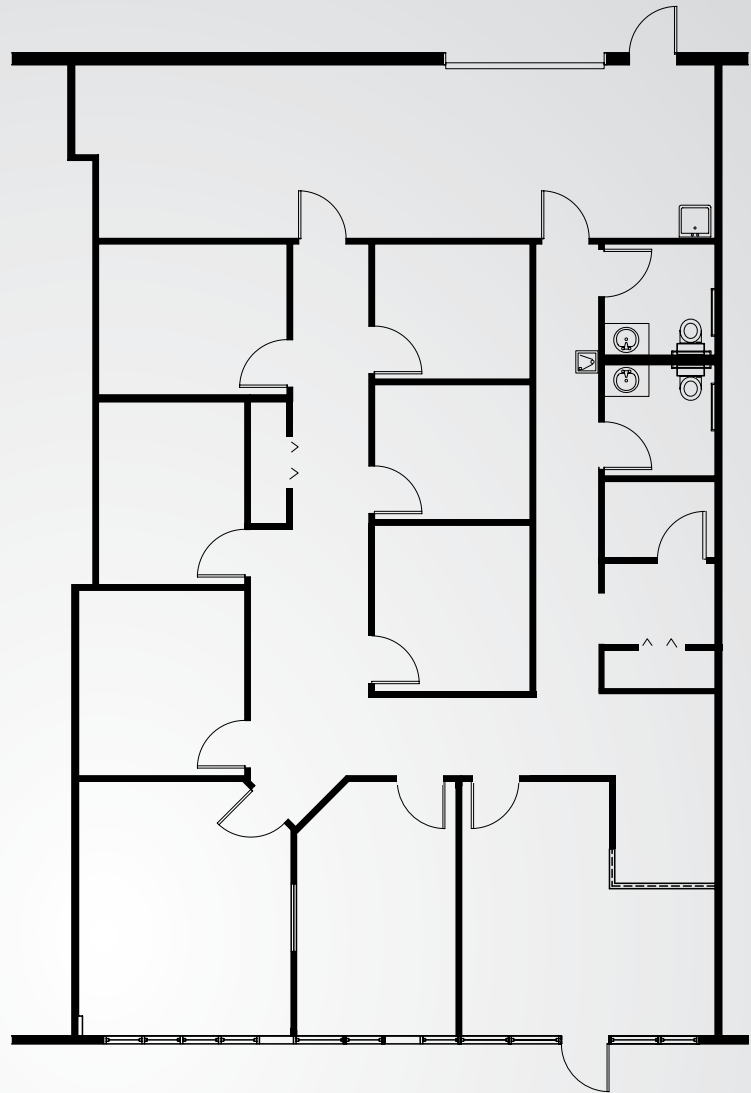
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