

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

MATT KEYERLEBER
720 284 7100
matt.keyerleber@colliers.com

T.J. SMITH, SIOR
303 283 4576
tj.smith@colliers.com



Accelerating success.

Garrison Business Park
608-610 Garrison Street
Lakewood, CO

Contact Us

COLLIERS INTERNATIONAL
DENVER
4643 South Ulster Street
Suite 1000
Denver, CO 80237
MAIN +1 303 745 5800
FAX +1 303 745 5888

www.colliers.com



Designing Minds
Hair Studio

Singly Smith Architects

LEGACY
CONSTRUCTION

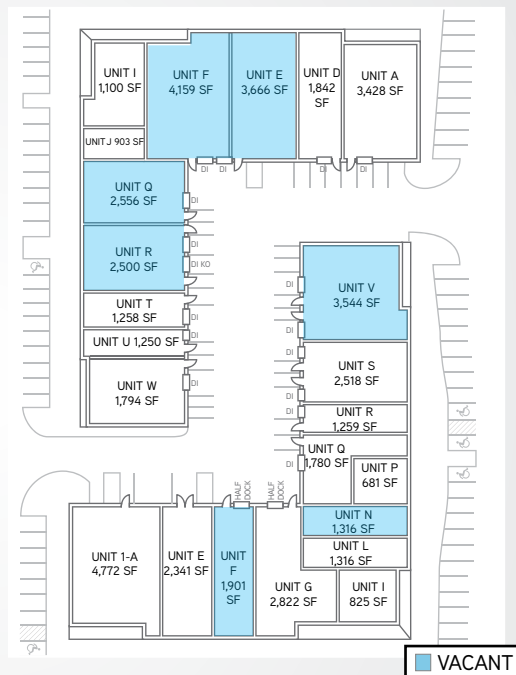
BackflowTech

GARRISON
GRILL

OASIS GARDEN
"We Make Money Grow on Trees"

TIPPING HAT
"THE OLD FASHIONED SERVICE"

NORTH



Allyn & Associates
Marketing Business Development

BSN SPORTS

Grand Opening
Interior Design

Jodie O'Brien, D.D.

LABExpress

The World
of Waffles

DAYSTAR
TELEVISION NETWORK

Availability

BLDG.	UNIT	SF	NNN RATE	EXP.	OFFICE	LOADING	AVAILABLE
608	F	1,901	\$12.00-\$15.00/SF NNN	\$5.50/SF	80%	One 1/2 Dock	30 Days
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	March 1, 2018
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
610	R**	2,500	\$12.00-\$15.00/SF NNN	\$5.50/SF	80%	1 Drive-In	Immediately

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

** Units Q and R can be combined for 5,056 SF.