

## 833 Parfet Street UNIT E | LAKEWOOD, CO



833

## **Building Information**

>	Available:	August 1, 2018
$\rangle$	Size:	5,072 SF
>	Office:	773 SF
>	Warehouse:	4,299 SF
$\rangle$	Base Rent:	\$9.50/SF NNN
>	2018 NNN:	\$3.90/SF NNN
$\rangle$	Clear Height:	18'
>	Potential Yard:	Approximately 1,400 SF
>	Parking:	1.45:1000
$\rangle$	Loading:	One (1) Dock and One (1) Drive-In

## Highlights

- Located in the highly desirable West Denver market
- Easy access to 6th Avenue, I-70 and C-470
- Rare potential 1,400 SF
  fenced yard space included

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70



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