

**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
- › Rentable Area: 50,040 SF
- › Lease Rate: \$12.00/SF-
\$15.00/SF NNN
- › 2019 Op. Exp.: \$5.50/SF
- › City: Lakewood
- › County: Jefferson
- › Zoning: PUD
- › Parking: 2.0:1,000 SF
- › Ceiling Height: 15' in Warehouse
- › Loading: 10' x 10' Drive-In Doors
- › Sprinkler: None
- › **INTERNET PROVIDER: COMCAST**

www.garrisonbusinesspark.com

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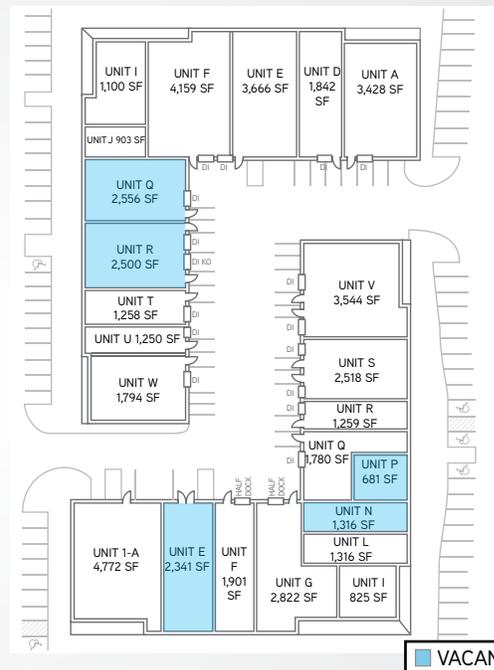
Accelerating success.

Garrison Business Park
608-610 Garrison Street
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	50%	1 Drive-In	Immediately
608	N	1,316	\$12.00-\$15.00/SF NNN	\$5.50/SF	100%	N/A	Immediately
608	P	681	\$14.00-\$15.00/SF NNN	\$5.50/SF	100%	N/A	Immediately
610	Q*	2,556	\$12.00-\$15.00/SF NNN	\$5.50/SF	80%	1 Drive-In	Immediately
610	R*	2,550	\$12.00-\$15.00/SF NNN	\$5.50/SF	80%	1 Drive-In	Immediately

*Units 610 Q&R are contiguous to 5,056 SF