

# GARRISON STATION

## 1435 Garrison Street



## Office For Lease

FOR MORE INFORMATION, PLEASE CONTACT:

**Tanner Digby**

Managing Broker

(720)-402-7578

[Tanner@digbycommercial.com](mailto:Tanner@digbycommercial.com)

[DigbyCommercial.com](http://DigbyCommercial.com)



# Office Property For Lease

1435 Garrison St Lakewood CO 80215



## Property Highlights

- 24/7 Access with Security System
- High Speed Internet Access
- Elevator
- Showers & Locker rooms
- Easy Access to 6<sup>th</sup> Ave & I-70
- Close Proximity to Several Restaurants & Shopping
- Privates on glass
- Break Rooms
- Huddle Rooms
- Rooftop Patio with Incredible Views
- Centrally Located
- Building Signage Visible from Colfax Ave

## Property Summary

Lease Rate:	Negotiable
Building Size:	30,067 SF
Available SF:	2,444 SF – 8,070 SF
Year Built:	2010
Zoning:	M-G-U
Market:	Denver
Submarket:	Lakewood
Parking Ratio:	3 : 1,000 (Surface)

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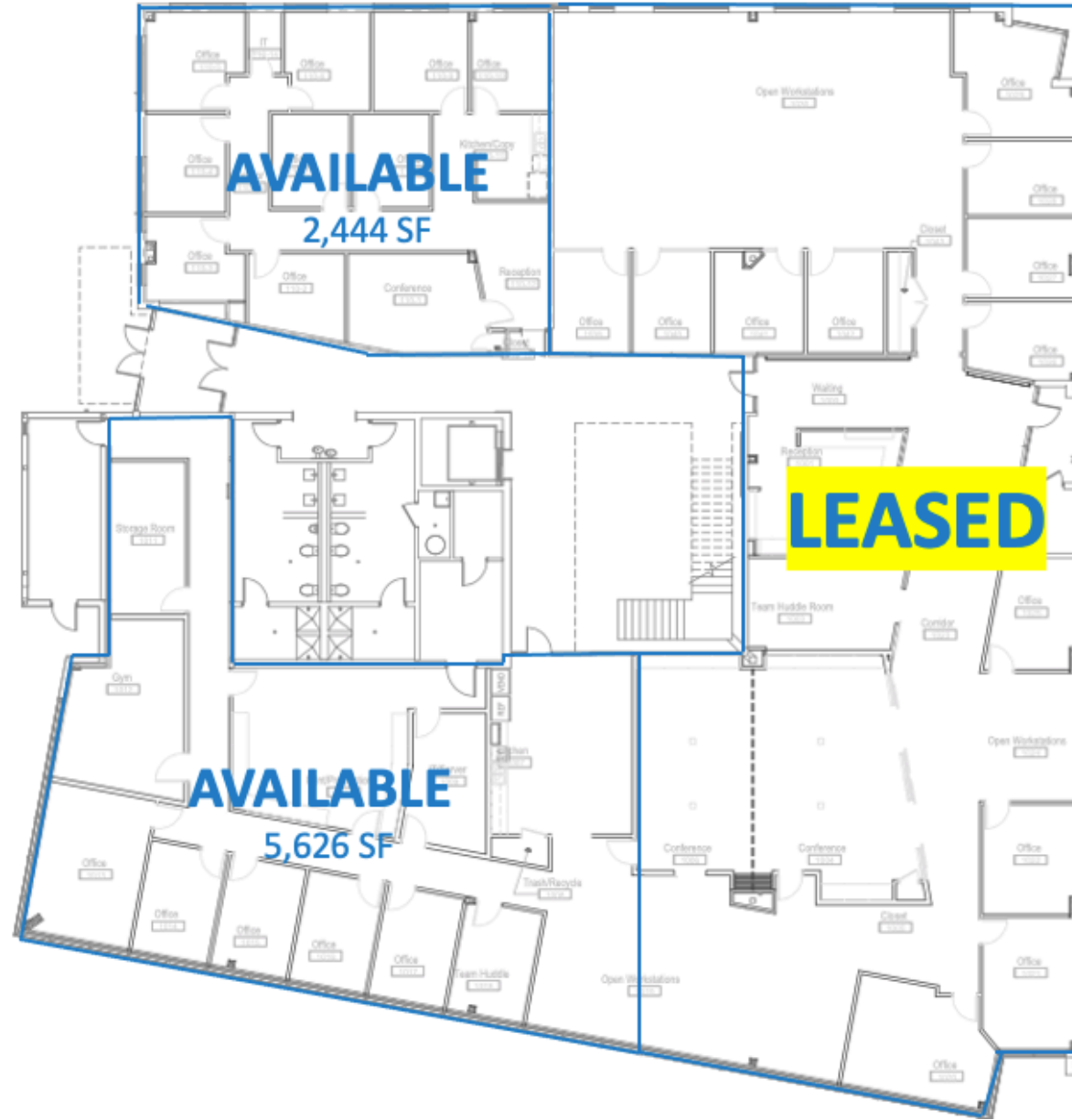
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Building Name:	Garrison Station
Property Type:	Office
Building Class:	B
Lot Size:	2.16 Acres
Year Built:	2010
Number of Floors:	2
Parking Spaces:	93
Free Standing:	Yes

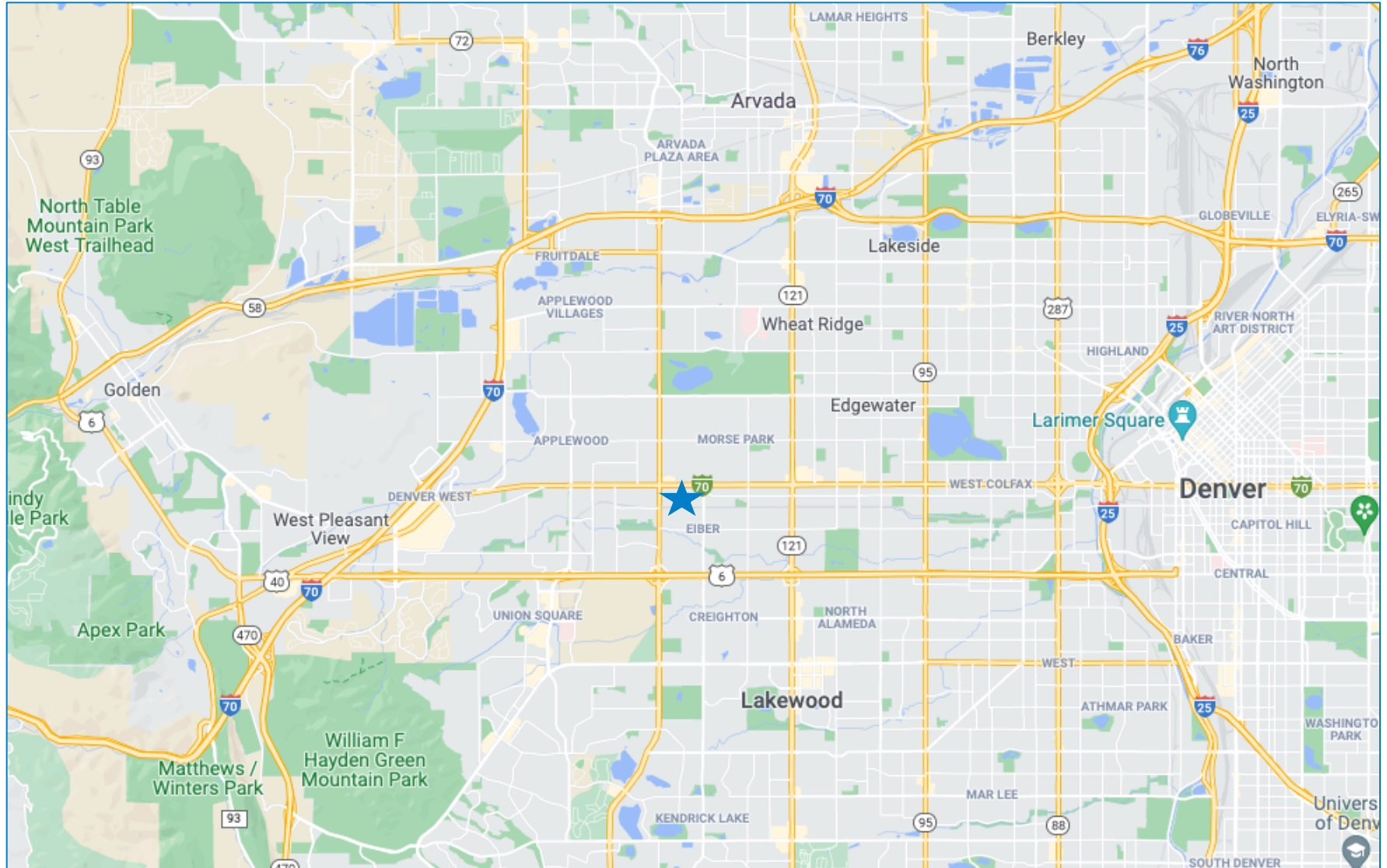
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