

# Academy Downs Business Center

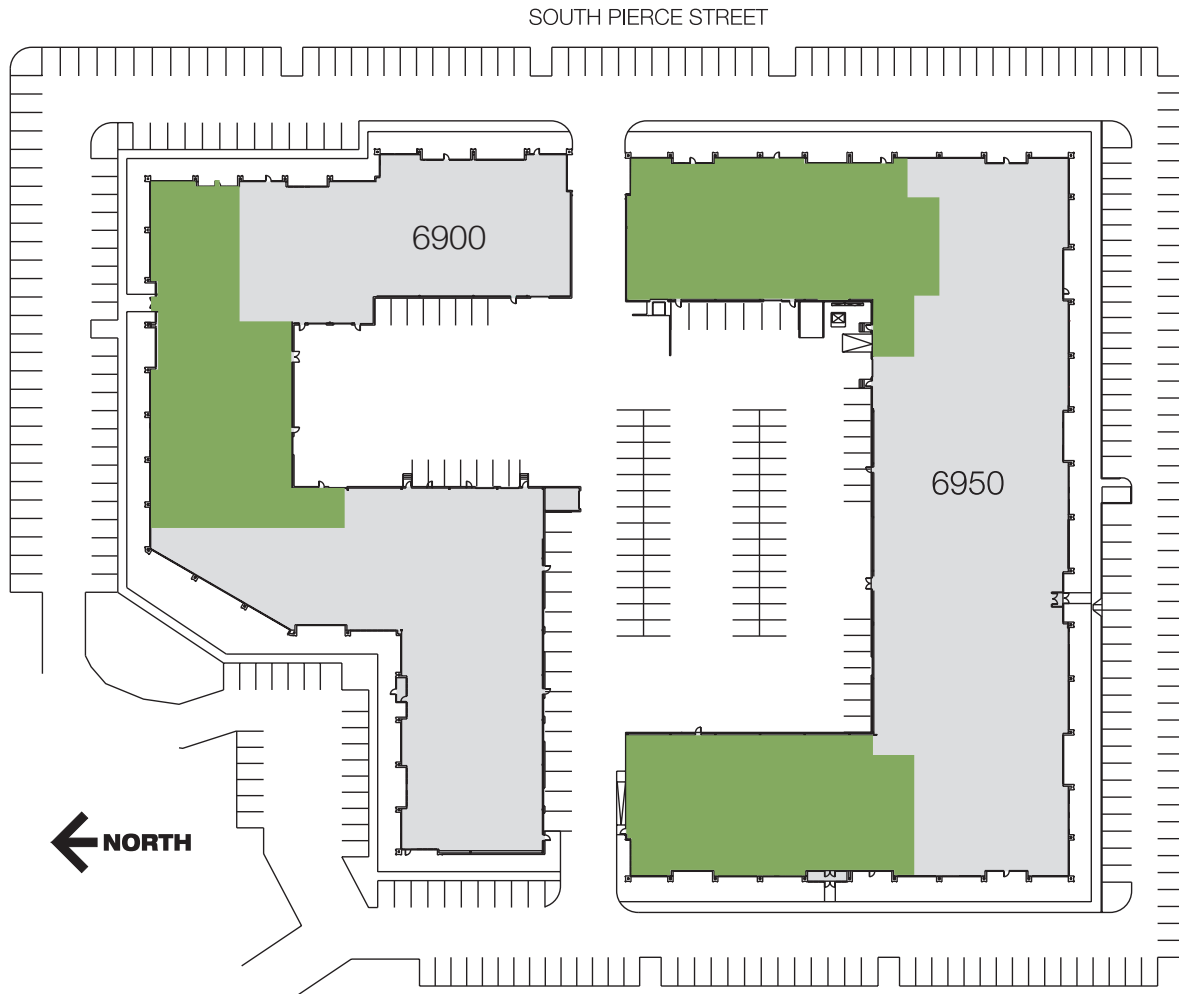
## 120,137 Sq. Ft. OFFICE/FLEX



6900-6950 W. Jefferson Ave., Lakewood, CO 80235

■ AVAILABLE

Lease rates & terms are negotiable.



- Attractive, single-story, quality construction in a well-landscaped setting
- Ample parking
- Easy access to Highway 285 (Hampden Ave.), Santa Fe and E-470
- Close proximity to hotels, support services and restaurants

- Entire space air-conditioned
- High speed Internet access available
- Local ownership
- Responsive, professional management



**CONTACT: Ryan Good, Vice President Leasing/Sales 303.223.0496 [rgood@etkinjohnson.com](mailto:rgood@etkinjohnson.com)**

# Academy Downs Business Center

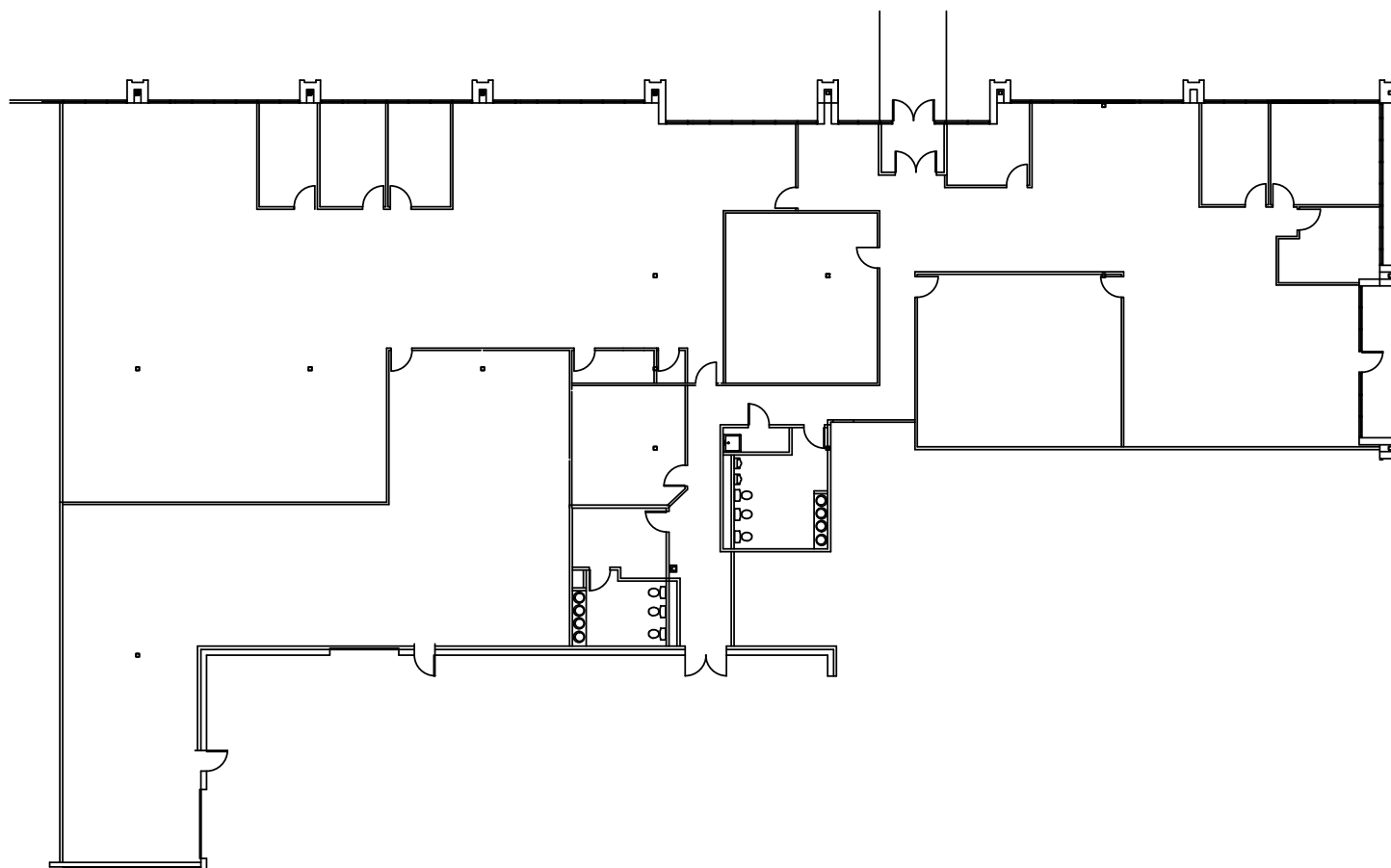
120,137 Sq. Ft. OFFICE/FLEX/WAREHOUSE

6900-6950 W. Jefferson Ave., Lakewood, CO 80235

Suite 100, 13,998 SF

Lease rates & terms are negotiable.

ETKIN  
JOHNSON  
GROUP



- 10,400 SF Finished Office
- 12'10" Clear
- 1 Drive-In Door
- Available Now

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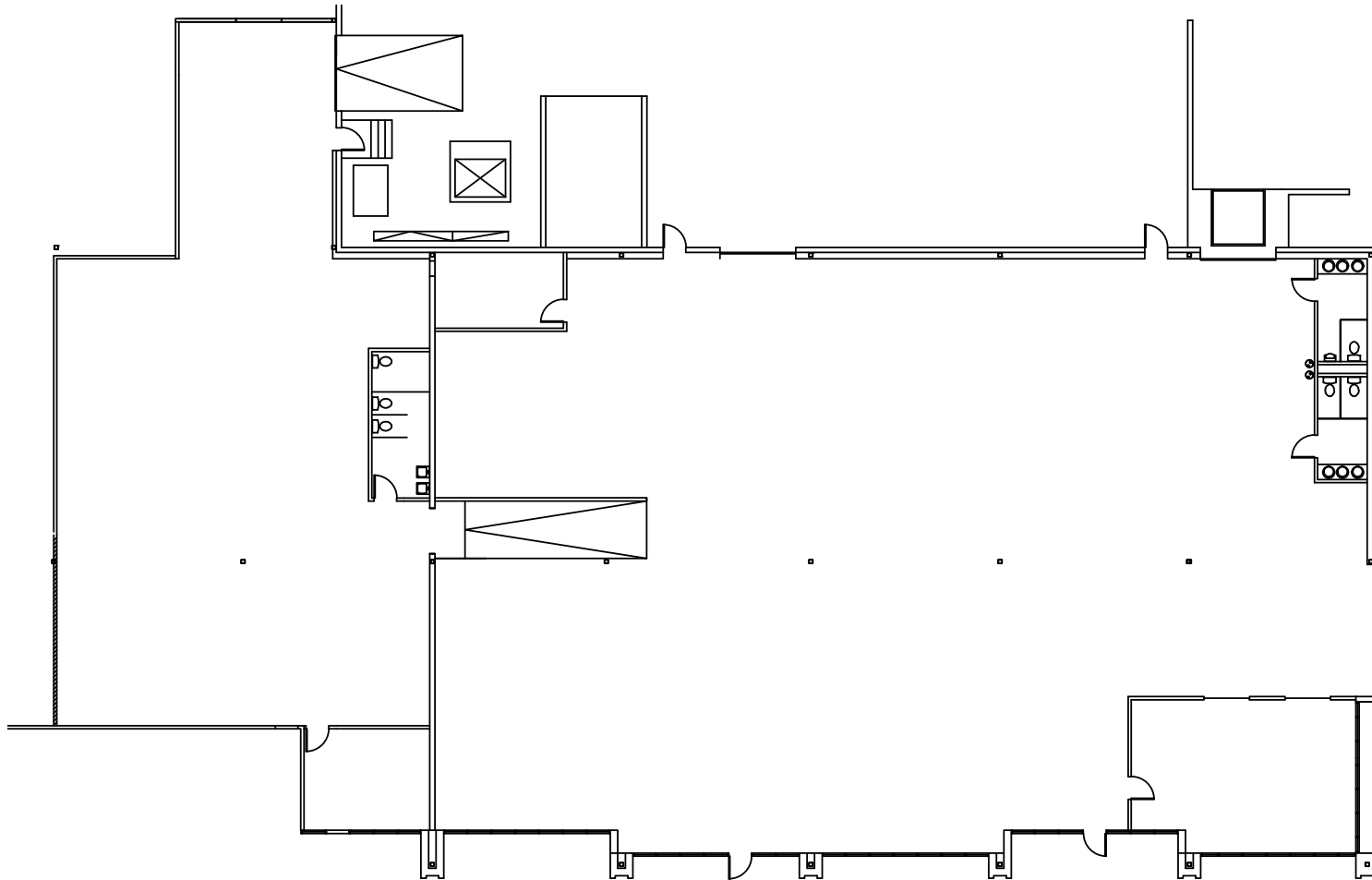
120,137 Sq. Ft. OFFICE/FLEX/WAREHOUSE

6900-6950 W. Jefferson Ave., Lakewood, CO 80235

Suite 200, 14,668 SF

Lease rates & terms are negotiable.

ETKIN  
JOHNSON  
GROUP



- Flex/Warehouse
- 1 Drive-In Door
- 12'x10' Clear
- 1 Rear Dock Door
- Sprinklered
- Available Now

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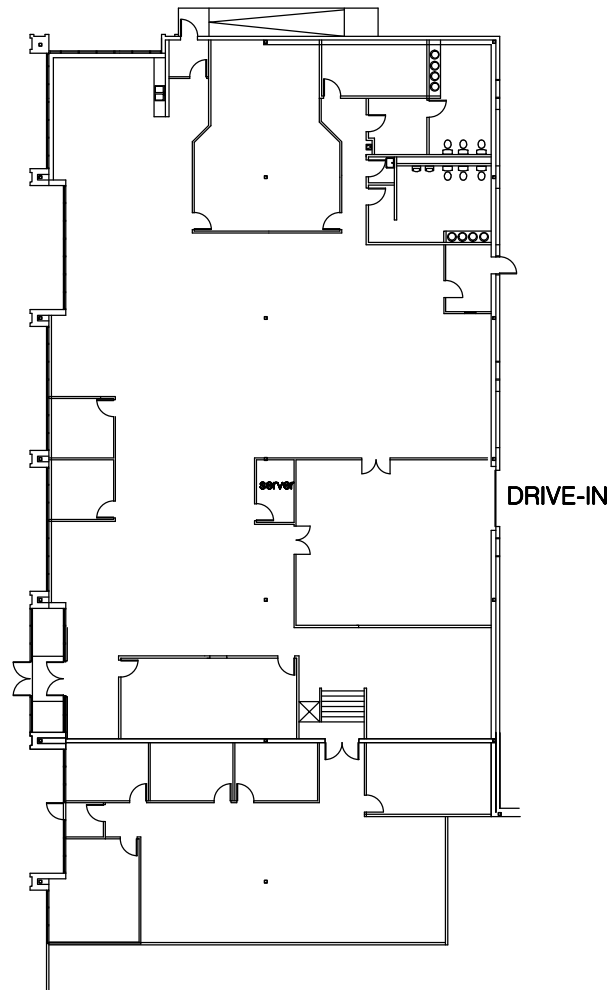
# Academy Downs Business Center

120,137 Sq. Ft. OFFICE/FLEX/WAREHOUSE

6900-6950 W. Jefferson Ave., Lakewood, CO 80235

Suite 270, 11,987 SF

Lease rates & terms are negotiable.



ETKIN  
JOHNSON  
GROUP



- Office/Flex
- 1,040 SF Warehouse
- 1 Drive-In Door
- 12'10" Clear
- Available Now

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