

5801 - 5835 West 6th Avenue  
Lakewood, Colorado

M B R C

CityWest  
Business Center

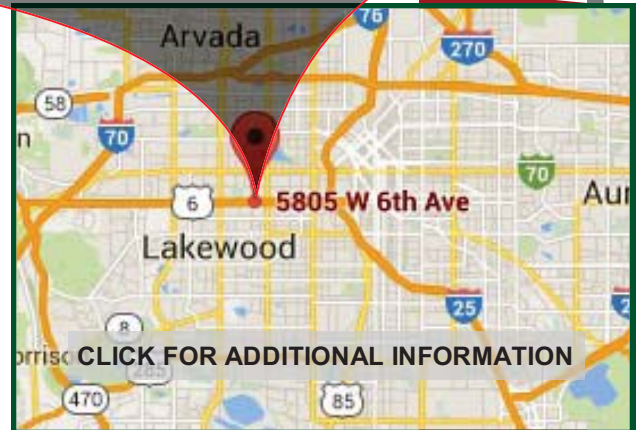
**FOR LEASE:**  
**5825 Unit 3C..... 5,651SF (\$9.00/SF NNN\*)**

\*NNN=\$2.75; BASED ON CAM RECONCILIATIONS FOR YEAR-ENDING 12/31/18



### PROPERTY DESCRIPTION:

WELL MAINTAINED INDUSTRIAL/OFFICE COMPLEX LOCATED IN METRO DENVER. HIGHLY ADAPTABLE FOR USE AS A MANUFACTURING, SERVICE, ASSEMBLY, OR SALES FACILITY. THE COMBINATION OF GROUND FLOOR WAREHOUSE AND UPPER LEVEL OPEN CONCEPT OFFICE SPACE PROVIDE A UNIQUE OFFERING TO MEET THE DEMANDS OF TODAY'S SMALL BUSINESS.



### IMPORTANT FEATURES:

- DOCK HIGH or DRIVE IN LOADING DOORS
- GENEROUS PARKING AND LOADING
- WELL APPOINTED OFFICE AREAS
- VISIBLE FROM 6TH AVENUE
- LAKEWOOD LI (Light Industrial) ZONING
- HIGH SPEED INTERNET AVAILABLE

**MICHAEL BLOOM**  
**REALTY COMPANY**

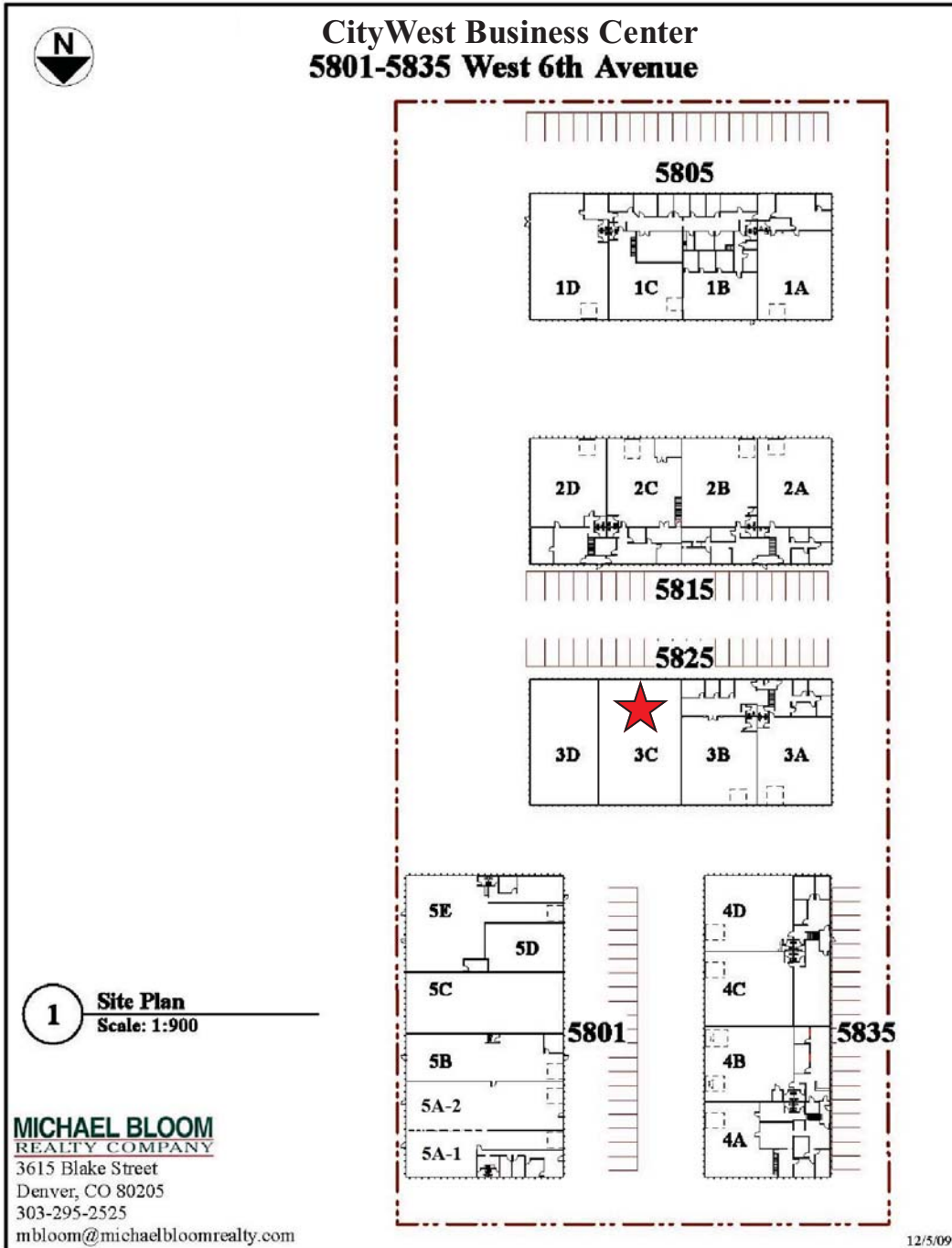
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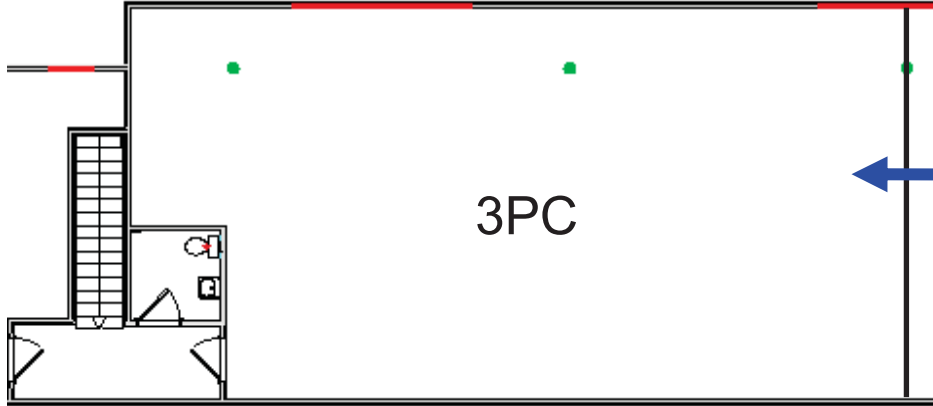
Available	Total SF	Office SF	Loading	Power
5825 Unit 3C/PC	5,651	1,590	Dock High	TBD



# 5825 3CD/PCPD

First Floor (3C): 4,062SF  
Second Floor (3PC): 1,590SF  
TOTAL: 5,652SF

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Second Floor  
Office Above First  
Floor Warehouse

