

# FOR LEASE 2,079 SF



## → OVERVIEW

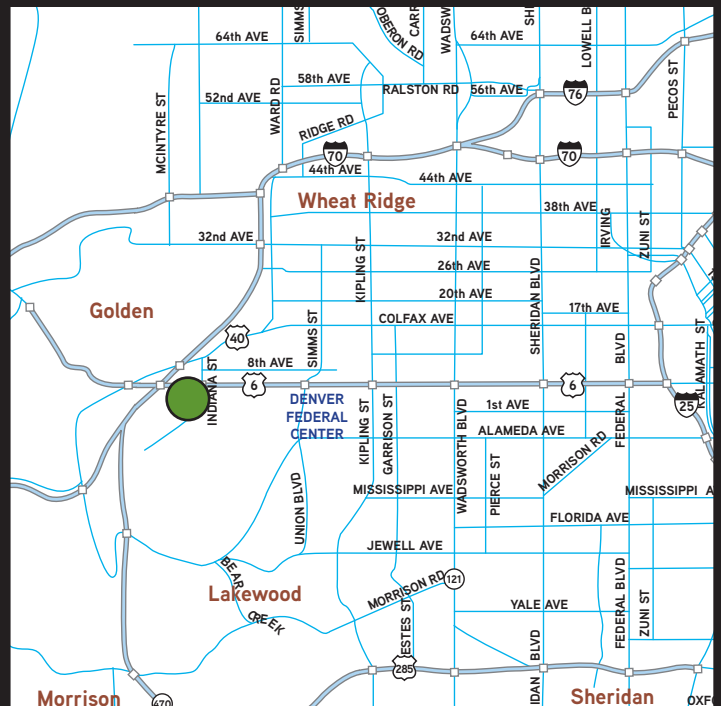
West Park Business Center is conveniently located at the south-west corner of West 6th Avenue and Indiana Street, the flexible building design allows for any combination of office, showroom and distribution uses. Only 15 minutes to downtown Denver.

**Comcast High-Speed Available!**

## → PROPERTY STATISTICS

Available	Immediately
Available SF	2,079
Office SF	879
Warehouse SF	1,200
Base Rent	\$9.00/SF
2012 NNN	\$4.44/SF
Monthly Rent	\$2,328.48
Loading Dock	None
Drive-In Loading	One (1) 12'
Drop Ceiling	14' - 0"
Parking Facilities	Unreserved, Surface
Power	200 Amp/3-Phase
Zoning	PUD
Taxes	Unincorporated Jefferson County

**15000 W. 6th Ave., Unit 106**  
**Golden, CO 80401**



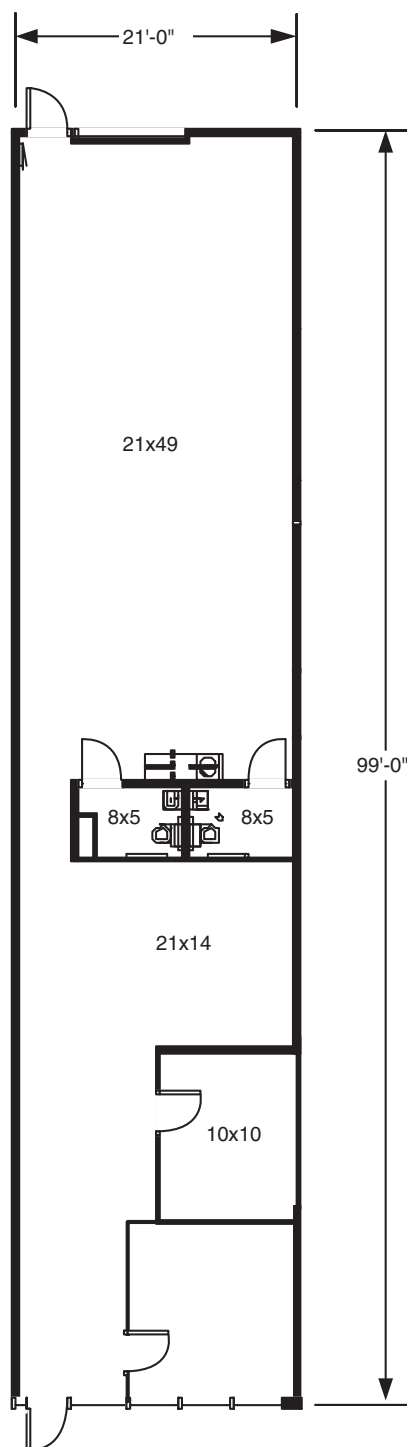
## FIRST INDUSTRIAL REALTY TRUST

8200 Park Meadows Drive, Suite 8226, Lone Tree, CO 80124  
T: (303) 220-5565 F: (303) 220-5585 [www.firstindustrial.com](http://www.firstindustrial.com)



15000 W. 6th Ave., Unit 106  
Golden, CO 80401

**FOR LEASE 2,079 SF**



**→ CONTACT**

Exclusive Agent:



**T.J. Smith, SIOR**  
(303) 283-4576  
tj.smith@colliers.com

**COLLIERS INTERNATIONAL**

4643 South Ulster Street  
Suite 1000  
Denver, Colorado 80237  
303.745.5800  
303.745.5888 fax  
www.colliers.com

All information furnished regarding the property for sale, rental or financing is obtained from sources deemed reliable. No representation is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental or other conditions, prior sale, lease, or financing, or withdrawal without notice. First Industrial Realty Trust, Inc. the Seller in this transaction and as such owes all duties and obligations thereto.

**FIRST INDUSTRIAL REALTY TRUST**

8200 Park Meadows Drive, Suite 8226, Lone Tree, CO 80124  
T: (303) 220-5565 F: (303) 220-5585 www.firstindustrial.com

