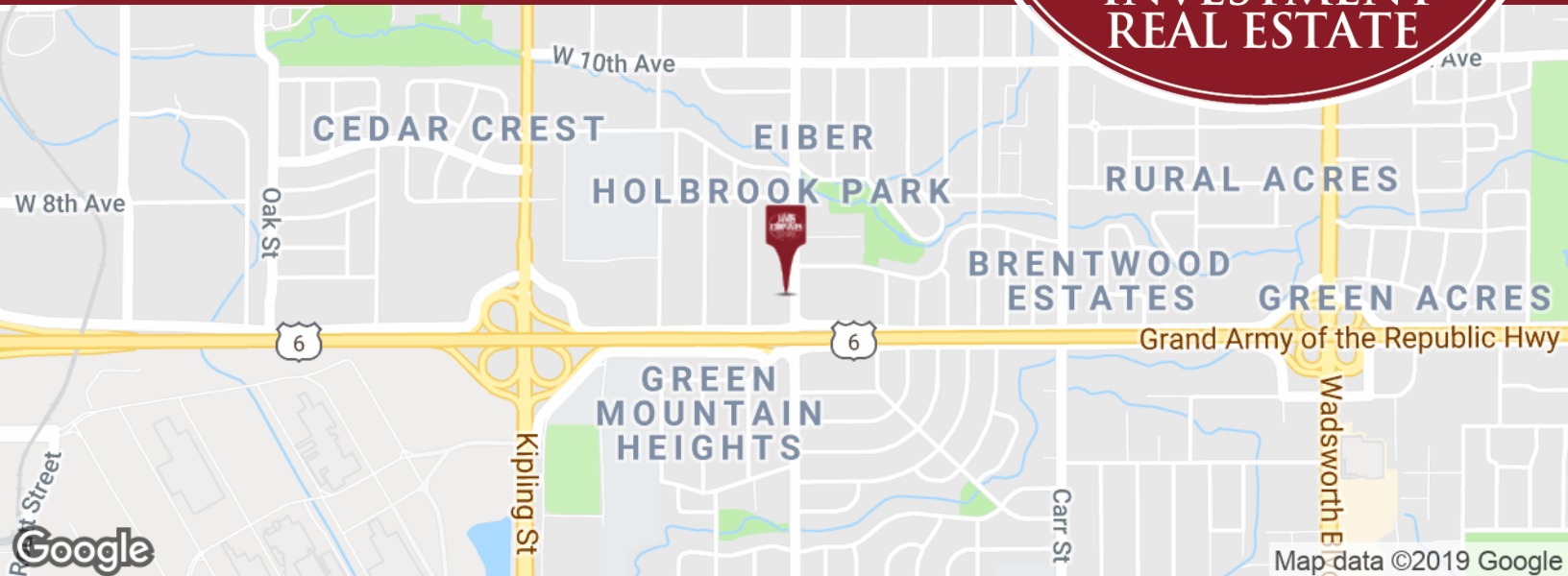




INVESTMENT OFFICE BUILDING FOR SALE BUILDING FOR SALE

GARRISON STREET COMPLEX
651 GARRISON STREET, LAKEWOOD, CO 80215



Presented By:

JAY M. SONEFF, MBA
PRESIDENT
303.295.1815
JAY@JAMISCO.COM



GARRISON STREET COMPLEX
651 GARRISON STREET, LAKEWOOD, CO 80215

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,150,000
Taxes:	\$36,980.30
Lot Size:	0.64 Acres
Year Built:	2000
Building Size:	14,723
Zoning:	M-G-S
Market:	Lakewood
Submarket:	Holbrook Park
Price / SF:	\$146.03

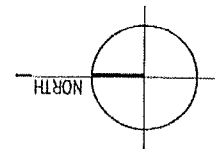
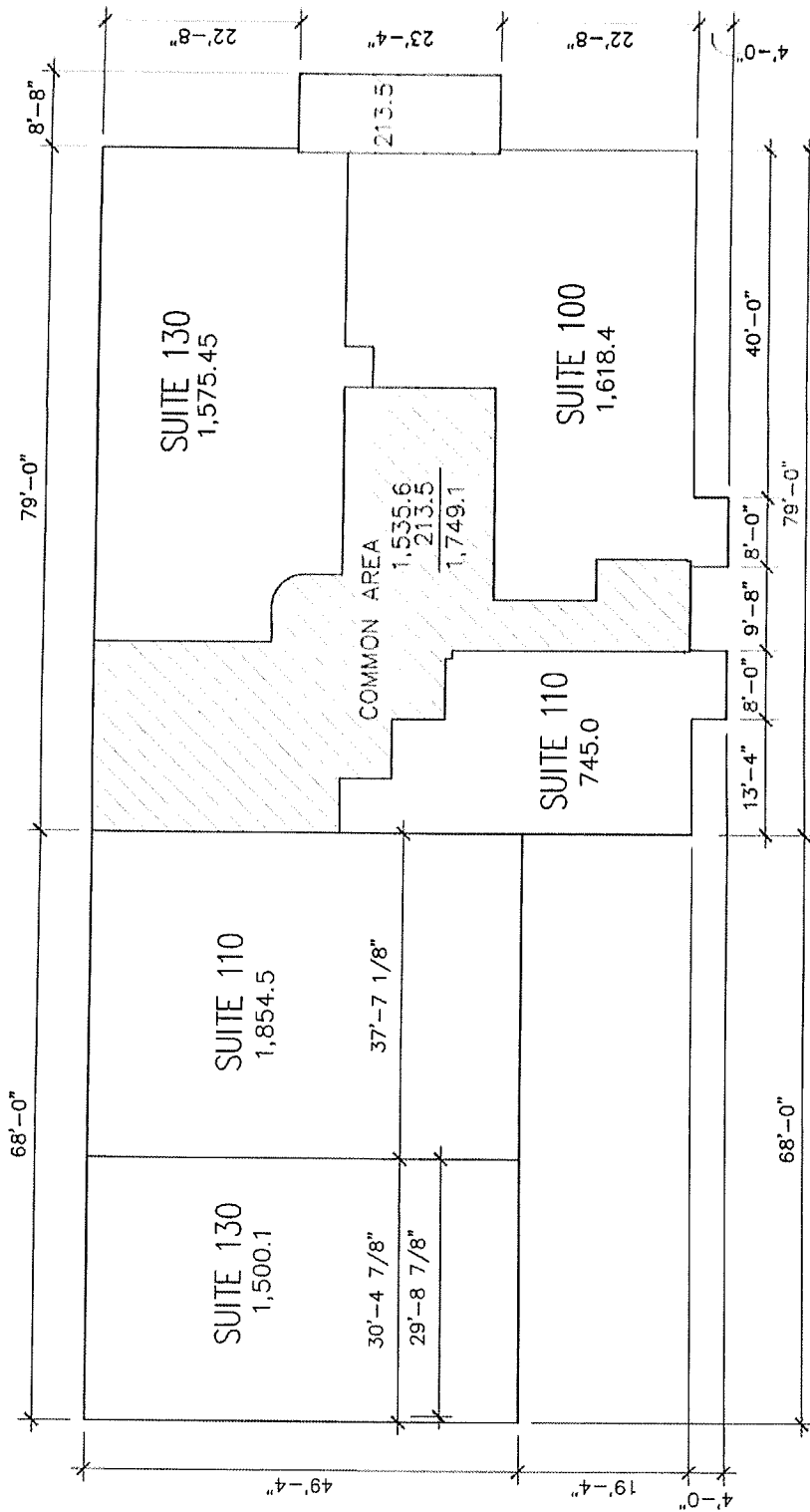


PROPERTY OVERVIEW

Unique and very high quality office building with large high cube attached warehouse. Great location just off West 6th Ave for easy access. Great investment opportunity and even better owner/user property when leases roll. This Property has great street appeal, luxurious entry lobby, spacious common area lounge and abundant parking.

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AREA CALCULATION DIAGRAM

1


1" = 20'-0"

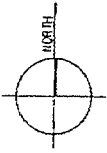
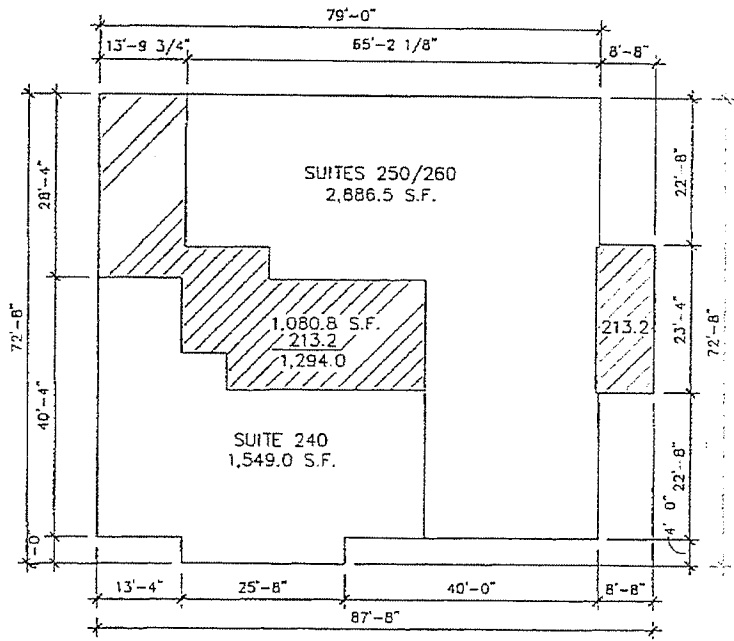
 PAUL E. PUSHNIK, ARCHITECT 6422 South Taft Way Littleton, Colorado 80127 Phone: 303 263 7038 email: paulparch@a.com	Date: 09-30-2014	Issue: FOR REVIEW	1" = 20'-0"
	Drawn By: PEP	Title: 651 Garrison Street, Lakewood, Colorado AREA - CALCULATIONS - FIRST LEVEL	
			Drawing: A1

Initials M. A

Initials _____

APC

 PAUL E. PUSHNIK, ARCHITECT 6422 South Telf. Way Milliken, Colorado 80131 Phone: 303 743 7038 Email: paul@peaarch.com			
Date:	08-11-2015	Issue:	FOR REVIEW
Drawn By:	PEP	Title:	651 Garrison Street, Lakewood, Colorado AREA - CALCULATIONS - SECOND LEVEL
Drawings:	1" = 20'-0"		
A2			



1

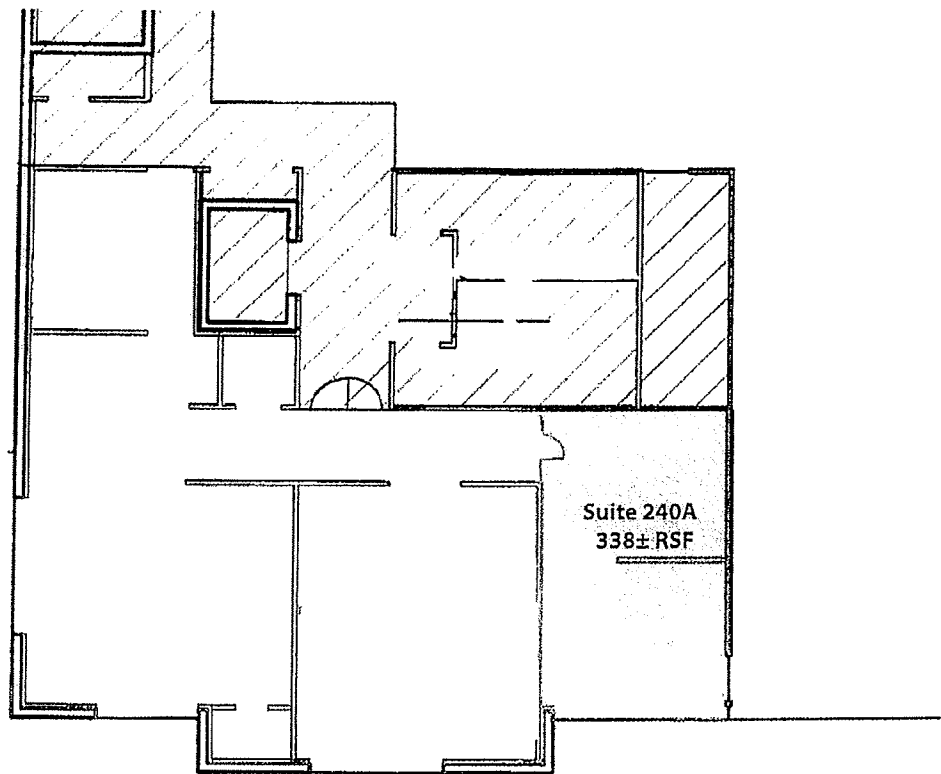
**SECOND FLOOR
AREA CALCULATION DIAGRAM**
1" = 20'-0"



651 Garrison Street
Lakewood, CO 80215

EXHIBIT A

Floorplan
Suite 240-A



~~CG~~ KR
CG



GARRISON STREET COMPLEX
651 GARRISON STREET, LAKEWOOD, CO 80215

LOCATION MAPS

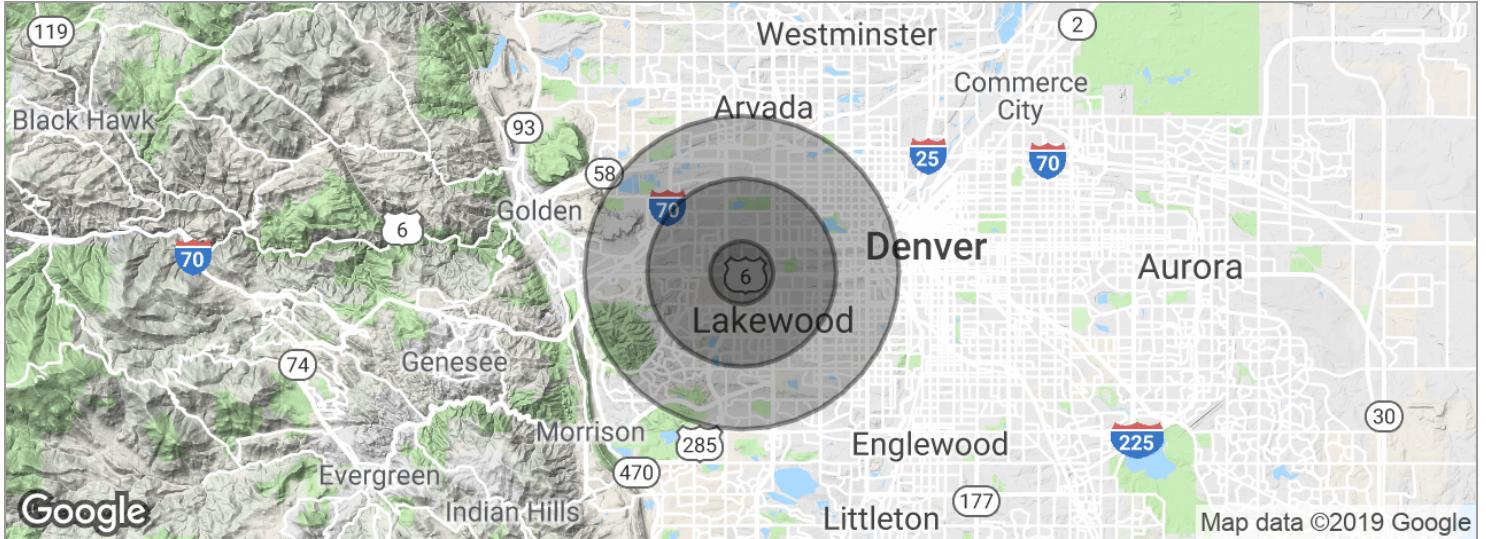


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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,425	107,126	308,686
Median age	38.6	39.2	38.0
Median age (Male)	40.3	37.7	36.6
Median age (Female)	37.2	40.7	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,157	46,843	130,874
# of persons per HH	2.5	2.3	2.4
Average HH income	\$55,288	\$60,255	\$62,485
Average house value	\$244,513	\$254,734	\$262,842

** Demographic data derived from 2010 US Census*

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