

FOR LEASE 17,080 SF



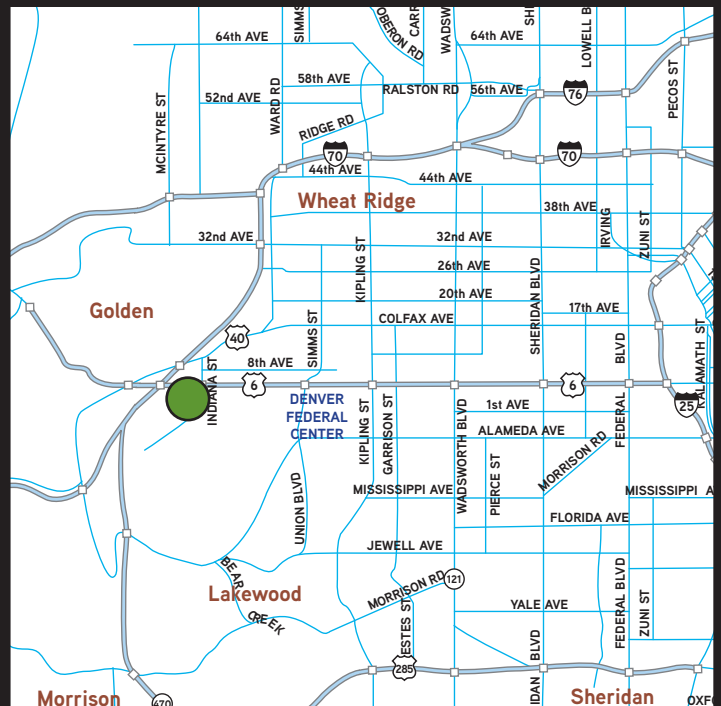
→ OVERVIEW

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.

→ PROPERTY STATISTICS

Available	Immediately
Available SF	17,080
Office SF	5,000
Warehouse SF	12,080
Base Rent	\$9.00/SF
2012 NNN	\$4.42/SF
Gross Monthly Rent	\$19,101.13
Loading Dock	None
Drive-In Loading	Four (4)
Drop Ceiling	18'-0"
Parking Facilities	Unreserved, Surface
Power	120/208 V, 3000 Amp, 3-Phase
Zoning	PUD
Taxes	Unincorporated Jefferson County

14998 W. 6th Ave., Unit 600
Golden, CO 80401



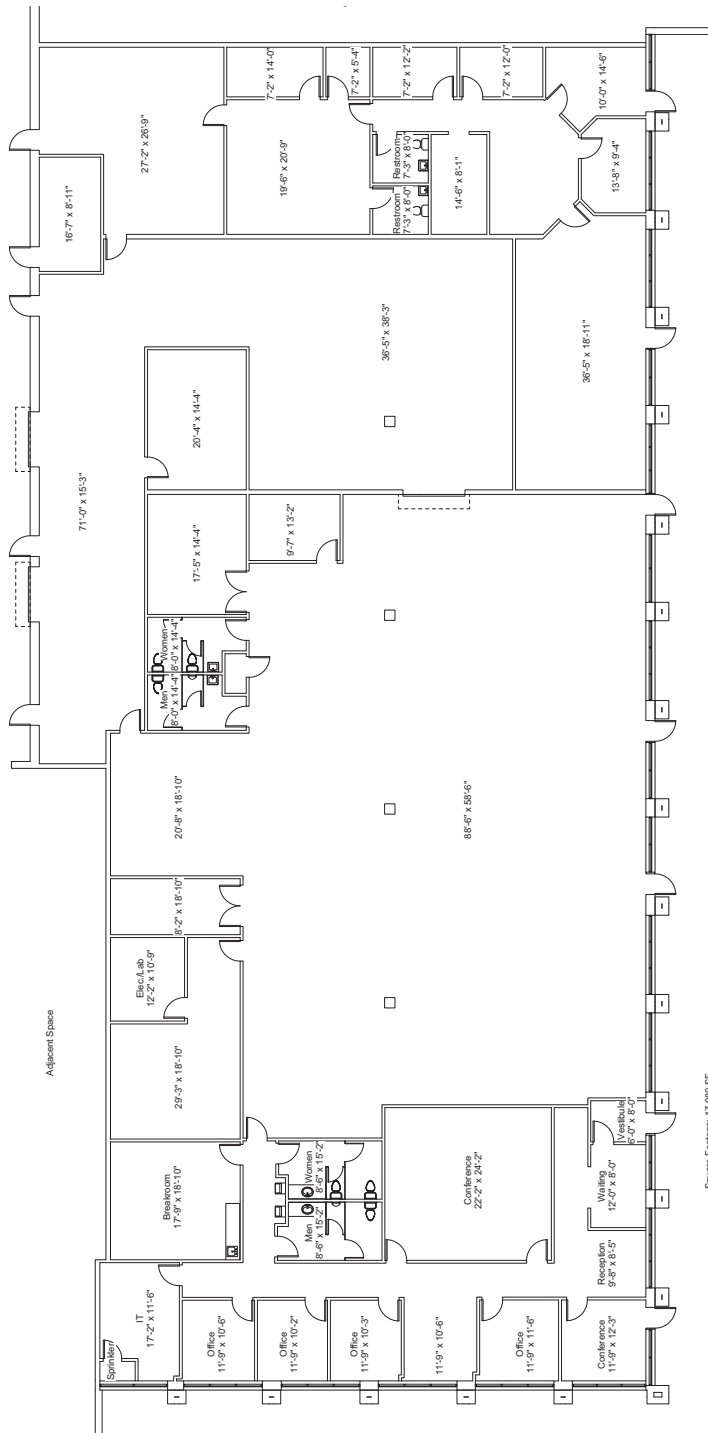
FIRST INDUSTRIAL REALTY TRUST

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



Golden, CO 80401

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Square Footage: 17,080 SF
Note: All room dimensions are approximations

1
A1.1

First Floor

1/8" = 1'-0"

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CONTACT

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