

LEASE

9600 W. Jewell Ave.

SUITES 1 & 2

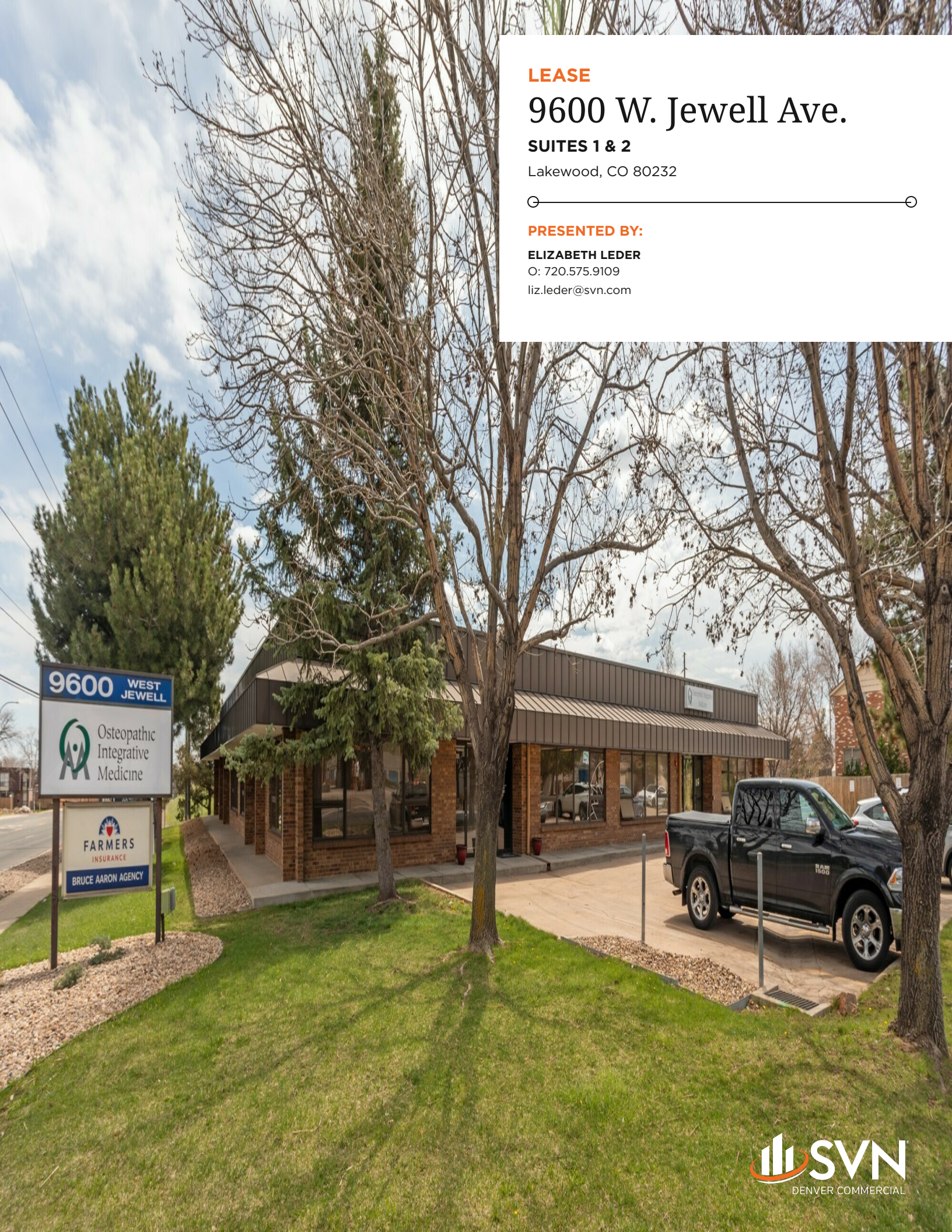
Lakewood, CO 80232

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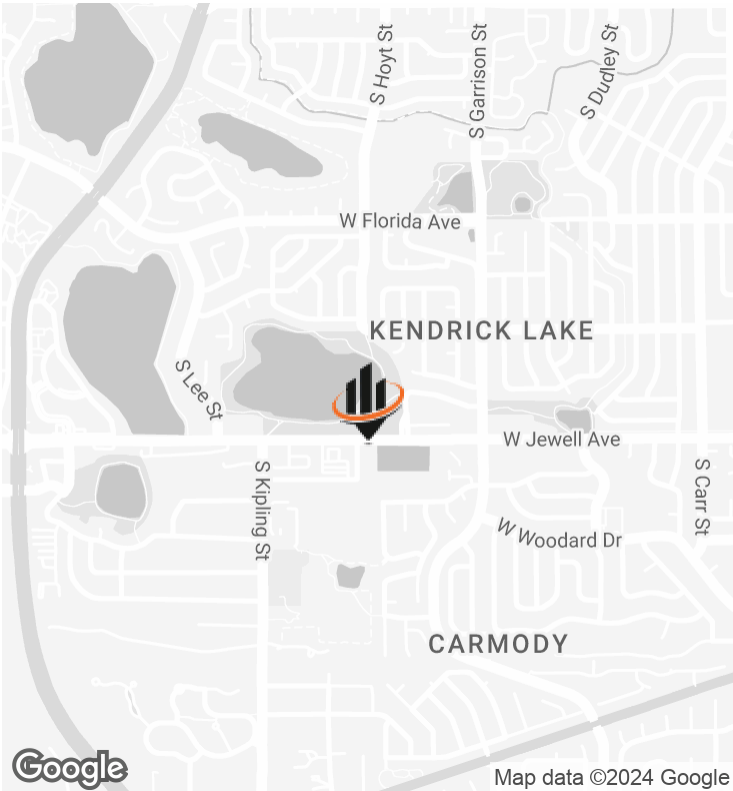
ELIZABETH LEDER

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr (NNN)
BUILDING SIZE:	12,466 SF
AVAILABLE SF:	1,543 - 3,220 SF
LOT SIZE:	1.36 Acres
YEAR BUILT:	1986
RENOVATED:	2023

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PROPERTY OVERVIEW

Discover the epitome of versatile commercial space at 9600 W. Jewell Ave. in Lakewood, CO. Offering a total of 3,220 square feet that can be effortlessly demised into two separate units, this property boasts an abundance of parking, ensuring convenience for your clients and employees.

Positioned adjacent to a state-of-the-art dermatology office and directly across from the serene Kendrick Lake, this space provides a prime location for businesses seeking a dynamic environment. Ideal for medical practitioners, engineering firms, law offices, and more, the possibilities are endless.

Inside, find a layout designed for functionality and professionalism. The space includes two conference rooms, six spacious offices, in-suite bathrooms, and kitchenettes, catering to the diverse needs of your business operations. Whether you seek collaborative meeting spaces or private work areas, this property offers the perfect balance.

Don't miss the opportunity to establish your business in this thriving commercial hub, strategically located for success and growth. With its adaptable layout and prime location, this space at 9600 W. Jewell Ave. is ready to elevate your business to new heights.

PROPERTY HIGHLIGHTS

- Excellent Parking
- Close proximity to Denver, Golden, Littleton, and other southwest communities
- Excellent visibility on Jewell Ave with monument signage
- Close to 285 and 6th Ave.

ADDITIONAL PHOTOS



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SVN | DENVER COMMERCIAL 4

LOCATION MAP



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RETAILER MAP



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,543 - 3,220 SF	LEASE RATE:	\$15.00 SF/yr

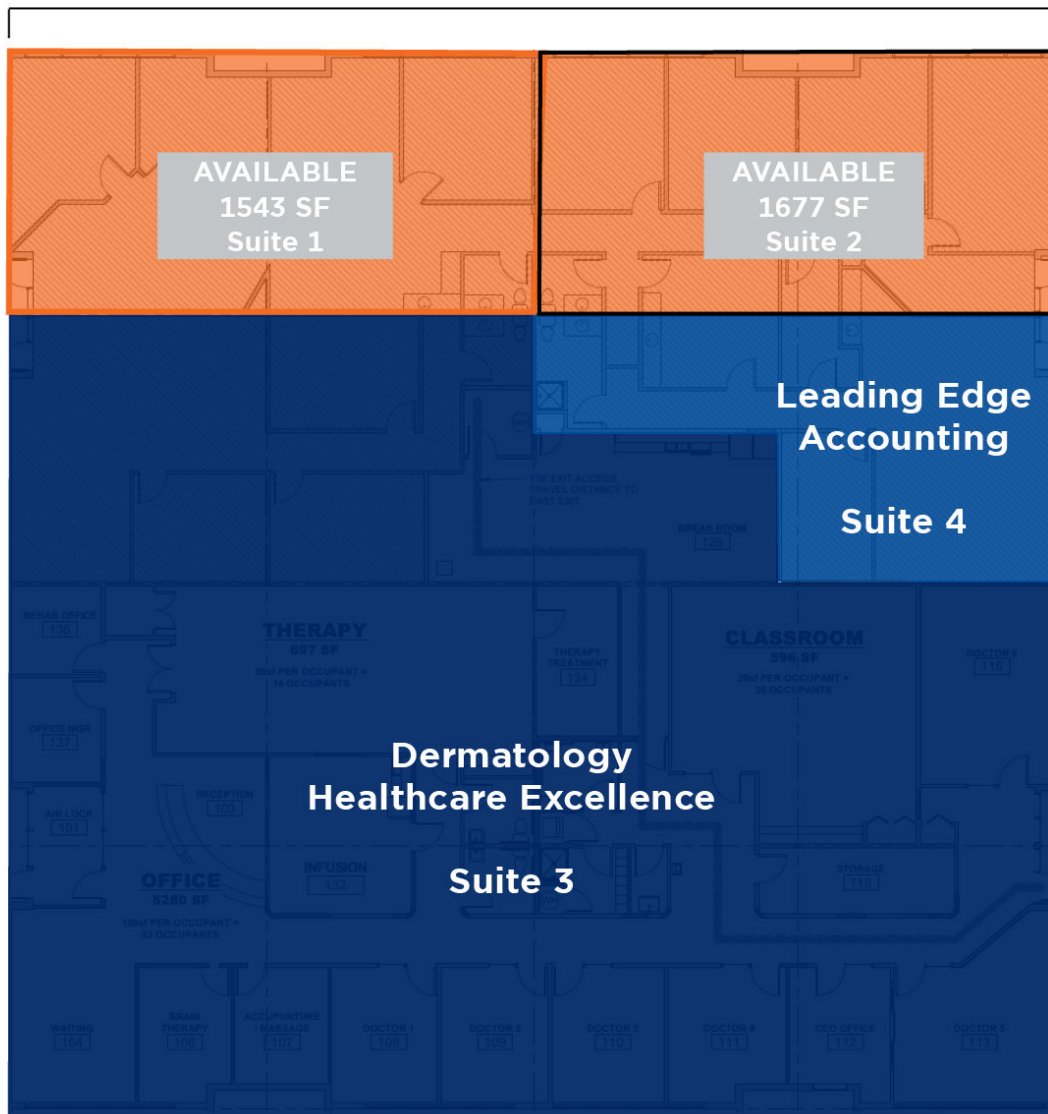
AVAILABLE SPACES
SUITE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
9600 W. Jewell Ave.	Available	3,220 SF	NNN	\$15.00 SF/yr
9600 Jewell Suite 1	Available	1,543 - 3,220 SF	NNN	\$15.00 SF/yr
9600 W. Jewell Ave. Suite 2	Available	1,543 - 3,220 SF	NNN	\$15.00 SF/yr

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FLOOR PLANS

**AVAILABLE
3220 SF
Suites 1 & 2**



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