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## **PROPERTY INFORMATION**

Ideal full building opportunity for lease in the heart of Lakewood with a mix of existing retail and office users. Building layout and existing buildout make suite-sizes flexible. The building was updated in 2017 including roof, HVAC, finishes, and bathrooms.

7,428 SF **BUILDING SIZE:** 

Divisible to 446 SF

LEASE RATE: \$24.00 PSF/Yr Gross

Separately metered electric

**AVAILABLE:** Suite 24/25: 3,345 SF

(CAN BE COMBINED) (Divisible to 1,330 SF & 2,015 SF)

Basement: 1,082 SF

\$24.00 PSF/YR Gross LEASE RATE:

Separately metered electric

**YEAR BUILT:** 1964

YEAR UPDATED: 2017

**ZONING:** Lakewood CBD







# **PROPERTY PHOTOS**



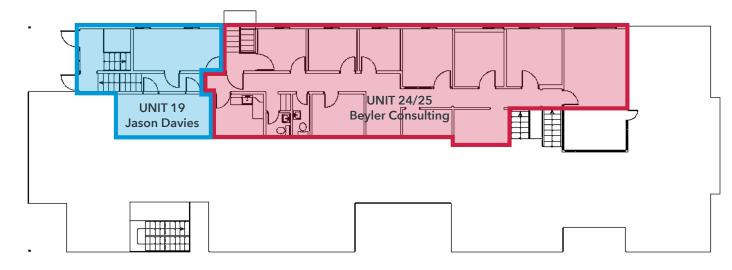




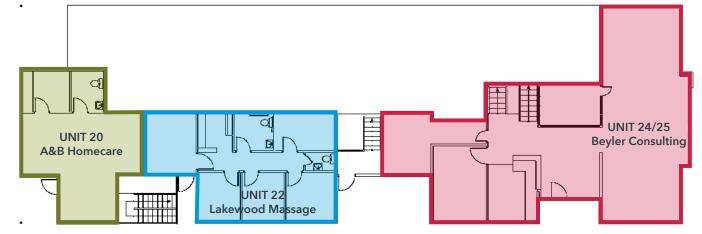




#### **UPSTAIRS**



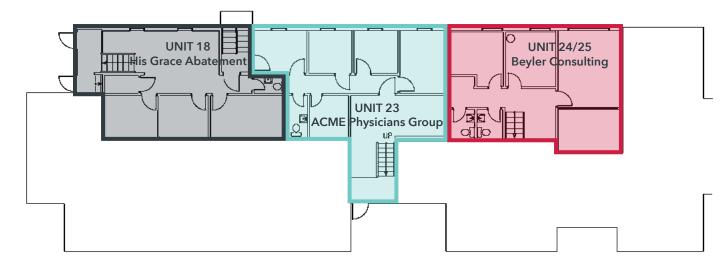
#### **MAIN FLOOR**



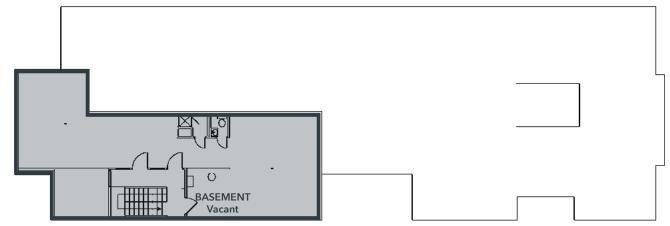




#### **DOWNSTAIRS**



#### **BASEMENT**







### **JOHN BAUDER**

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Broker Marketing\( 5920 100th \) St SW, Lakewood\( \) Lease \( 2024\( 5920 100th \) St SW, Lease \( Flyer 08.2024 \)