

**FOR SALE**  
**VALUE ADD OWNER/USER OR INVESTMENT**  
**MIXED USE RETAIL/OFFICE PROPERTY**



**9629-9635 W. Colfax and 1540 Iris St., Lakewood CO 80215**

Price: Undisclosed

Building Size: 32,018 Gross Square Feet

Leased Square Footage: 30,333 Gross Square feet

Site Size: 9629-9635 W. Colfax: 37,128/SF  
 1540 Iris St.: 8,500/SF. Total size per the survey 41,664/SF

Taxes: 9629-9635 W. Colfax: \$30,273.22  
 1540 Iris St.: \$1,762.64

Zoning: MGU

Age: 1954

Parking: 44 rear parking spaces and 7 street parking spaces plus unstriped parking lot at 1540 Iris St.

Roof: New 2019 with transferable warranty

HVAC: 7 units, all new since 2016

Boiler: Original

Elevator: 1 new in 2017

Windows: New August 2020

**Features:**

- Mechanically and ADA updated
- 19th Century on the Outside-20th Century on the Inside
- Considerable upside in leasing existing vacant spaces and increasing rents as leases renew or great owner/user opportunity.



**FOR A FULL OFFERING MEMORANDUM CONTACT:**

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