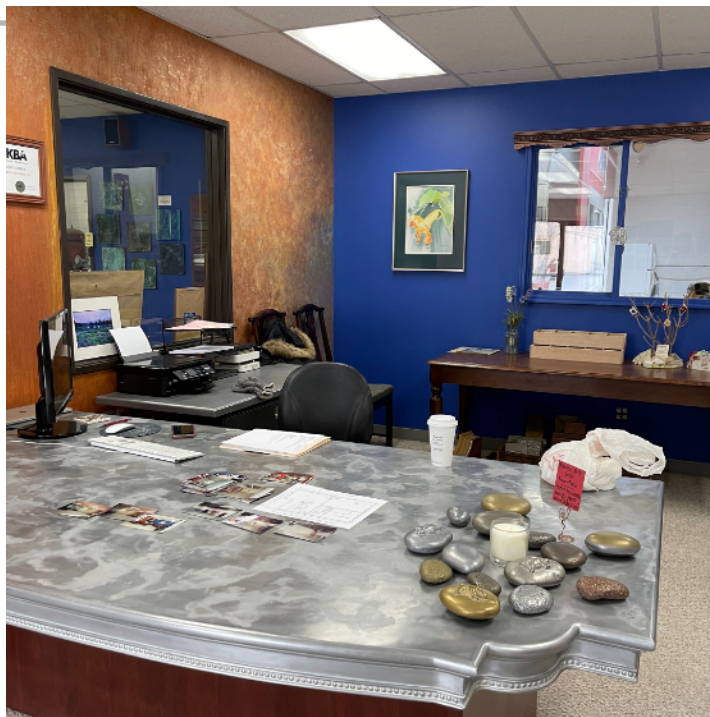


1601 REED ST. UNIT 7015

\$4,305.46 PER MONTH W/O PAINT BOOTH INCL. NNN

\$4,958.80 PER MONTH WITH PAINTBOOTH INCL. NNN



40 West Arts District

Ample Parking

**Grandfathered in Paint-booth
(Sold Separately)**

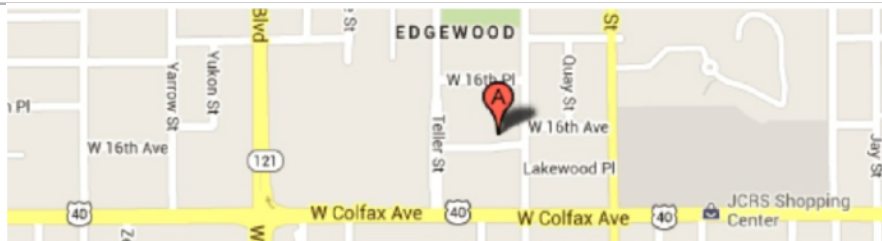
10X10 Dock High door

**Located near Colfax and
Wadsworth**

12 Ft. Clear Height

Deal Direct With Landlord

Flexible terms available.



1601 Reed St. Unit 7015

Lakewood, CO 80214

Available Sept 1st.

Available SF: 3,920 SF

Asking W/O Paint-booth \$4,305.46

Asking W Paint-booth \$4,958.80

3 Phase / 200 Amps

2021 NNN Expenses \$3.18 psf

Paint Booth Sold Separately

AVIVA SONENREICH

C 720-276-2717

IZZY SONENREICH

O 303-321-3684



