

CALL FOR OFFERS: OCTOBER 10, 2024

L&K BUSINESS CENTER

10790 WEST 50TH AVENUE | WHEAT RIDGE, CO 80033



WestDenverSale.com

Click to view offering materials

1

Buildings

36,016

Square Feet

2.258

Acres

1985

Year Built

100%

Occupied

8

Tenants

L&K Business Center represents the rare opportunity to acquire a fully-leased flex building in Denver's West submarket. The property enjoys strong access, just a 3-minute drive from I-70 and equidistant from I-25 and E-470, allowing the ability to service the entire metro area while offering a strong labor base as well. The area further benefits from the **lowest vacancy of all of Denver's submarkets**, with limited options left for development. The rent roll is comprised of eight tenants, **and market rents 12% below market.**

With **2.73 years of WALT** for the current tenants, investors are able to achieve stable cash flow in a fully leased property while being able to push value in the near term via mark to market play as spaces roll. The 12 individual suites average 3,001 square feet which are the perfect unit sizes to capitalize on the most active rental growth in the market. **Since the beginning of 2022, 86.5% (289 of 334) of leases signed in Denver's West submarket have been for 10,000 SF or less.**



Located in one of Denver's most dynamic submarkets, West Denver



Extremely attractive Average lease term with Mark-to Market



Unique, Functional Small Bay Configuration



Recent Capital Infusion Modernizing Project

**FOR MORE INFORMATION,
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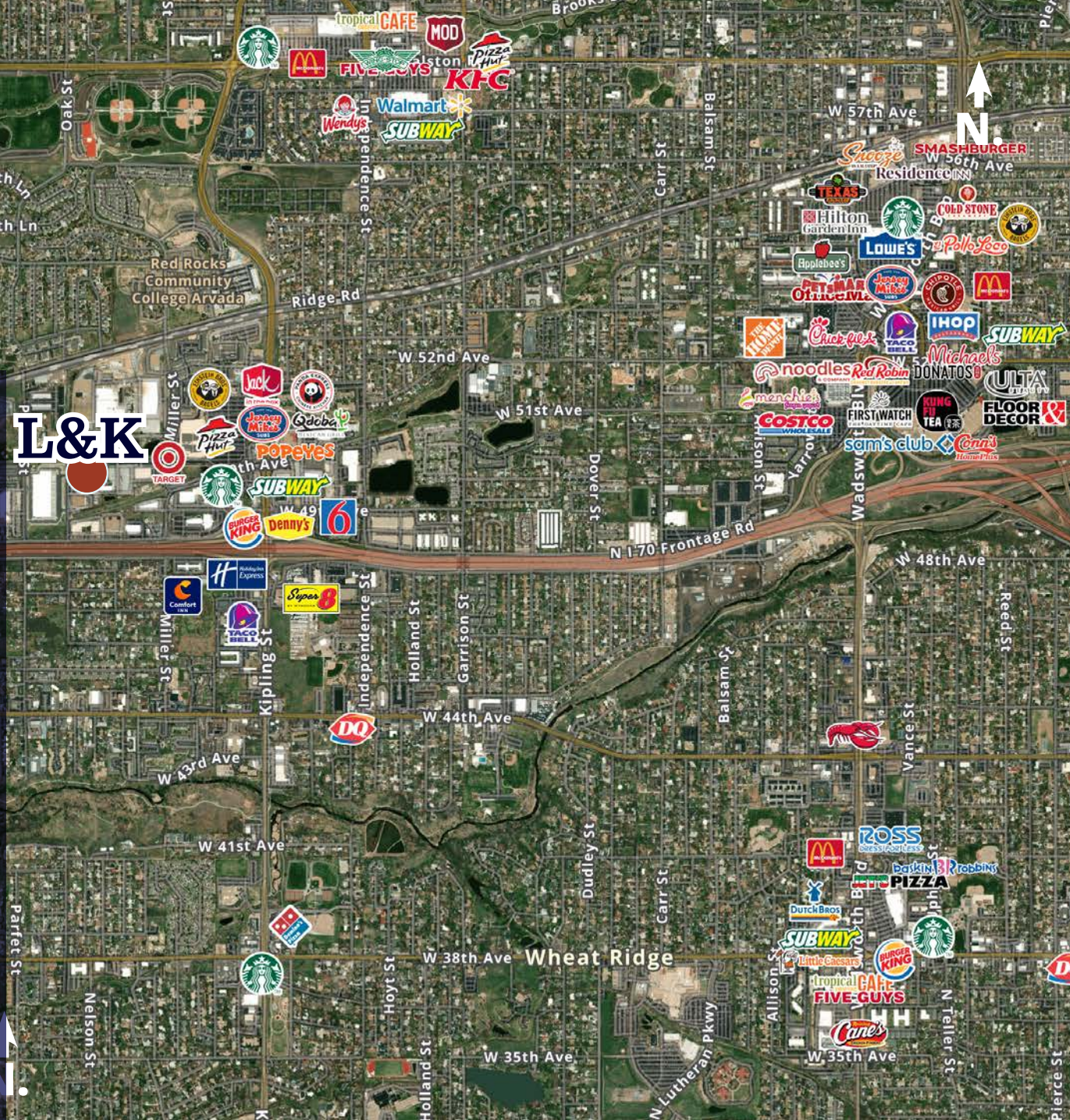
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