

5801 - 5835 West 6th Avenue
Lakewood, Colorado

M B R C

CityWest
Business Center

FOR LEASE:

5815 Unit 2B&2PB 5,645 SF
5805 Unit 1B&1PB/1C&1PC.....11,173 SF
Divisible to (1B/1PB).....5,575 SF
Divisible to (1C/2PC).....5,598 SF

(\$11-14/SF NNN*)

*NNN=\$5.52 as of 05/11/26



PROPERTY DESCRIPTION:

WELL MAINTAINED INDUSTRIAL/OFFICE COMPLEX LOCATED IN METRO DENVER. HIGHLY ADAPTABLE FOR USE AS A MANUFACTURING, SERVICE, ASSEMBLY, OR SALES FACILITY. THE COMBINATION OF GROUND FLOOR WAREHOUSE AND UPPER LEVEL OPEN CONCEPT OFFICE SPACE PROVIDES A UNIQUE OFFERING TO MEET THE DEMANDS OF TODAY'S SMALL BUSINESS.



IMPORTANT FEATURES:

- DOCK HIGH or DRIVE IN LOADING DOORS
- GENEROUS PARKING AND LOADING
- WELL APPOINTED OFFICE AREAS
- VISIBLE FROM 6TH AVENUE
- LAKEWOOD LI (Light Industrial) ZONING
- OUTSIDE STORAGE AVAILABLE

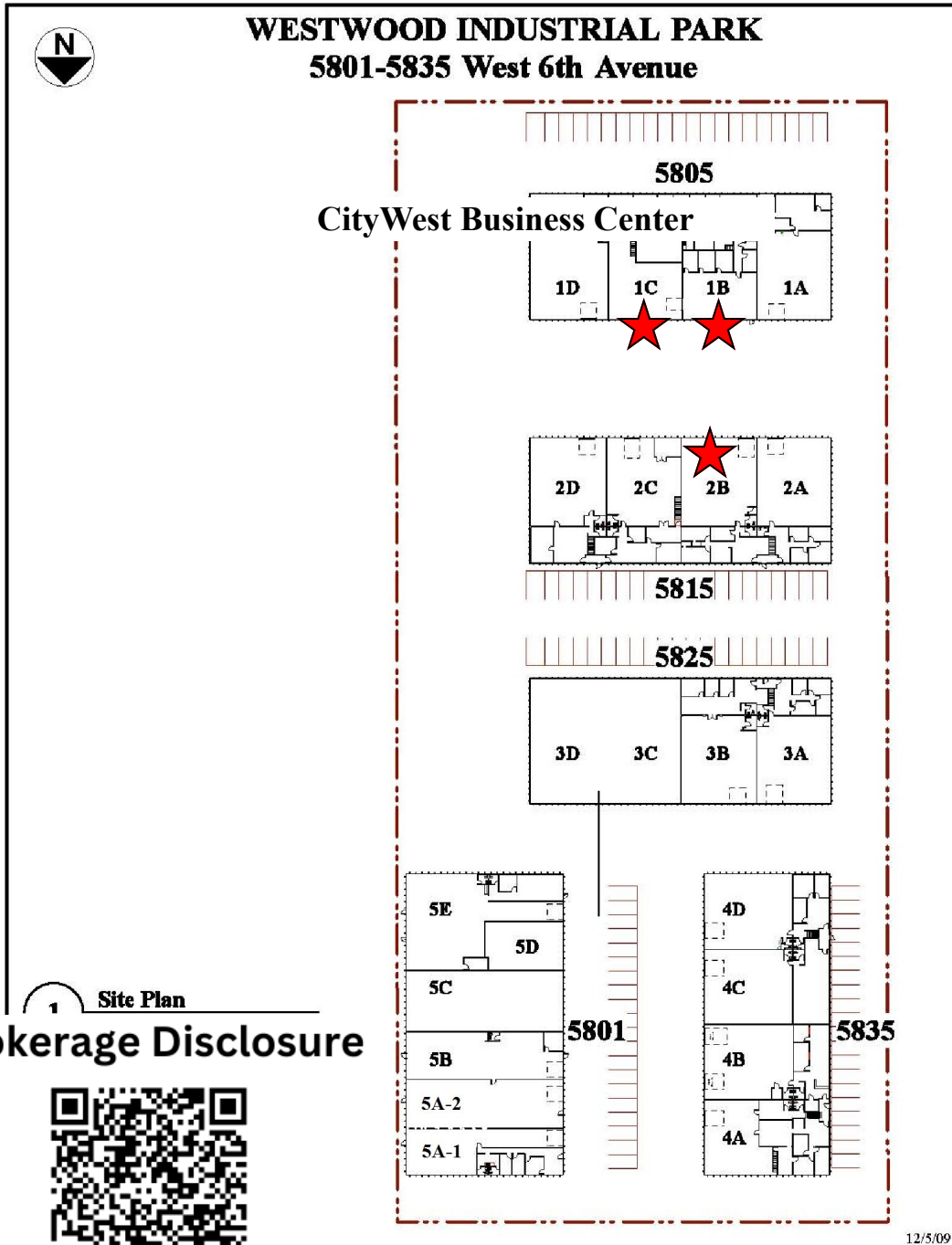
MICHAEL BLOOM
REALTY COMPANY



5801 - 5835 West 6th Avenue Lakewood, Colorado

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Available	Total SF	Office SF	Loading	Power
5815 Unit 2B/2PB	5,645	1,700	2 Drive-In	Heavy 3 Phase
5805 Unit 1B/1PB & 1C/1PC	11,172	3,179	2 Dock-High	3 Phase



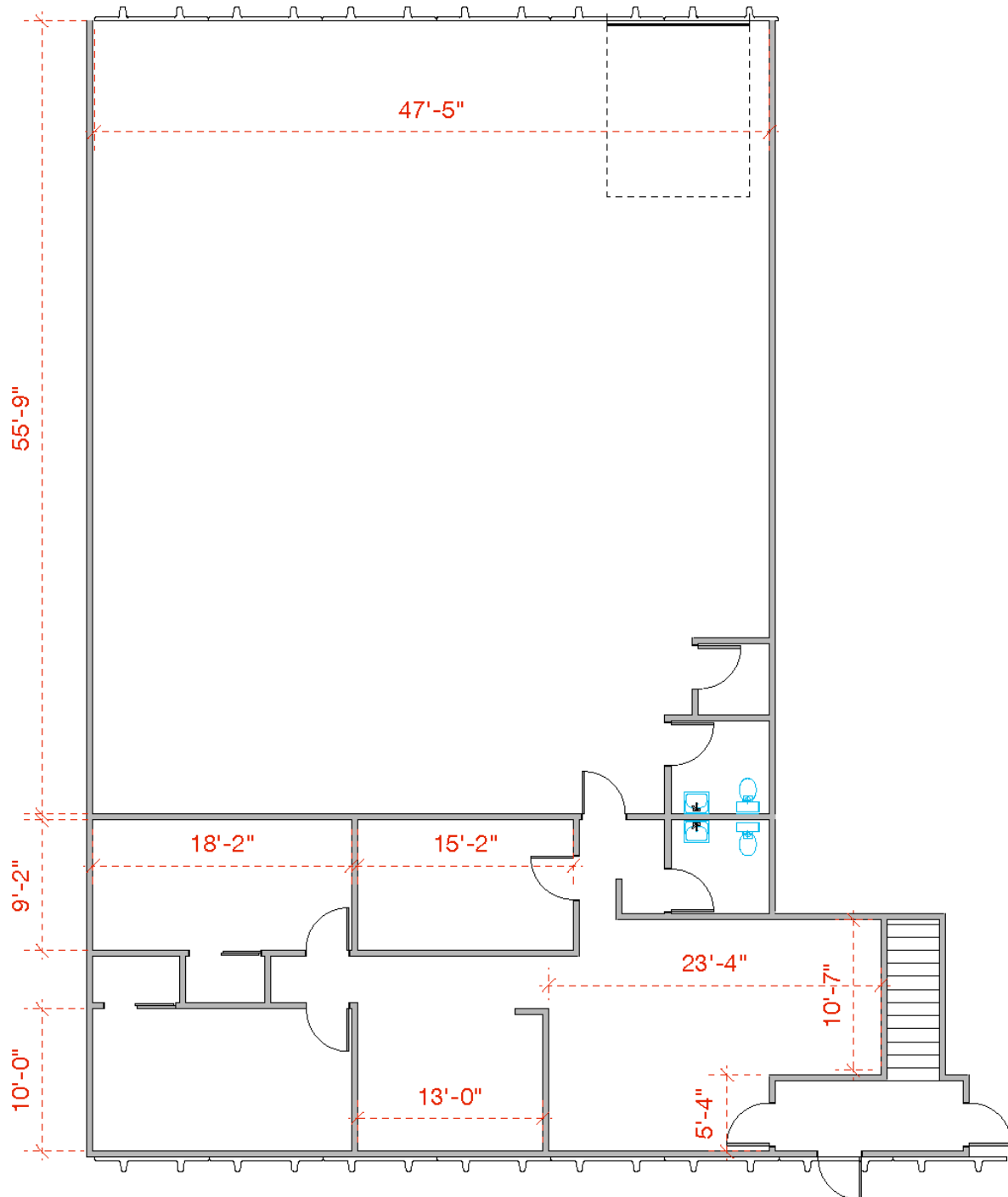
Brokerage Disclosure



5815 Unit 2B

M B R C

5815 West 6th Avenue Unit 2B



MICHAEL BLOOM REALTY COMPANY

300 South Jackson Street, Suite 440
Denver, CO 80209
303-295-2525
mbloom@michaelbloomrealty.com
www.michaelbloomrealty.com

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Floor Plan
Scale: 1" = 10 ft

4,055 rsf

5805 Unit 1B

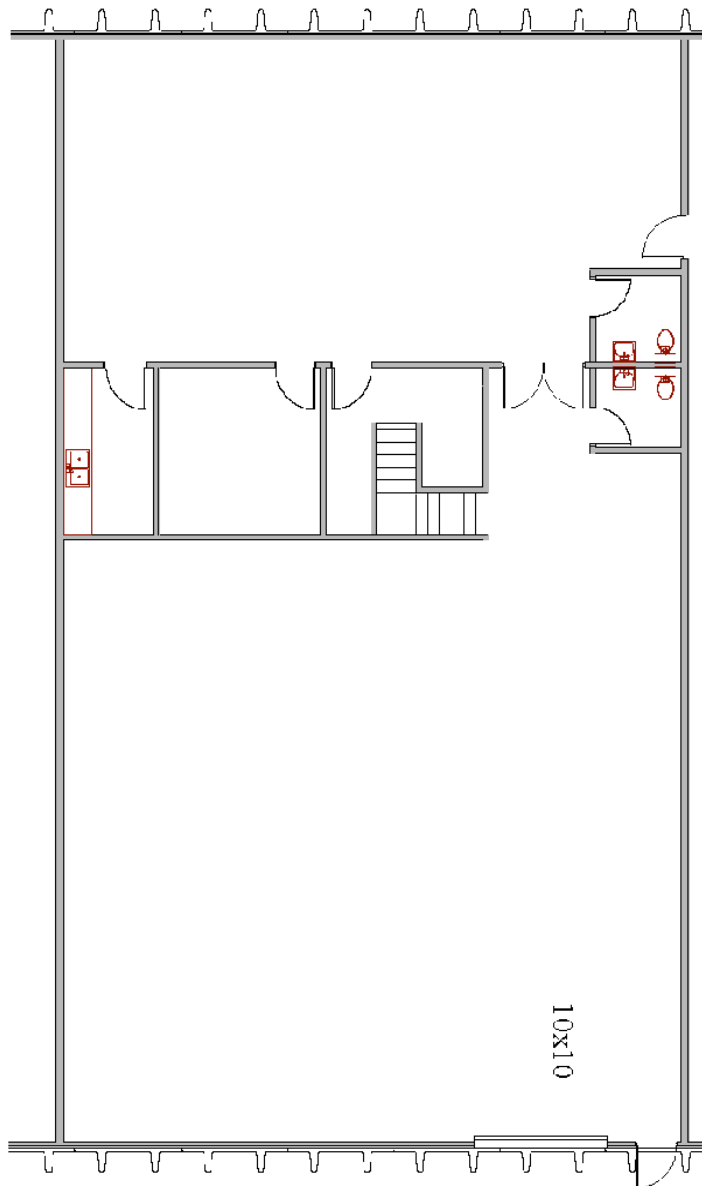
M B R C

5805 West 6th Avenue,
Unit 1B

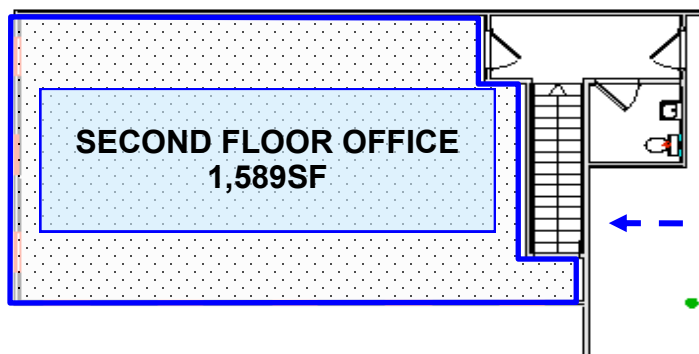


5805 1B

First Floor:	3,986SF
Second Floor:	1,589SF
TOTAL:	5,575SF



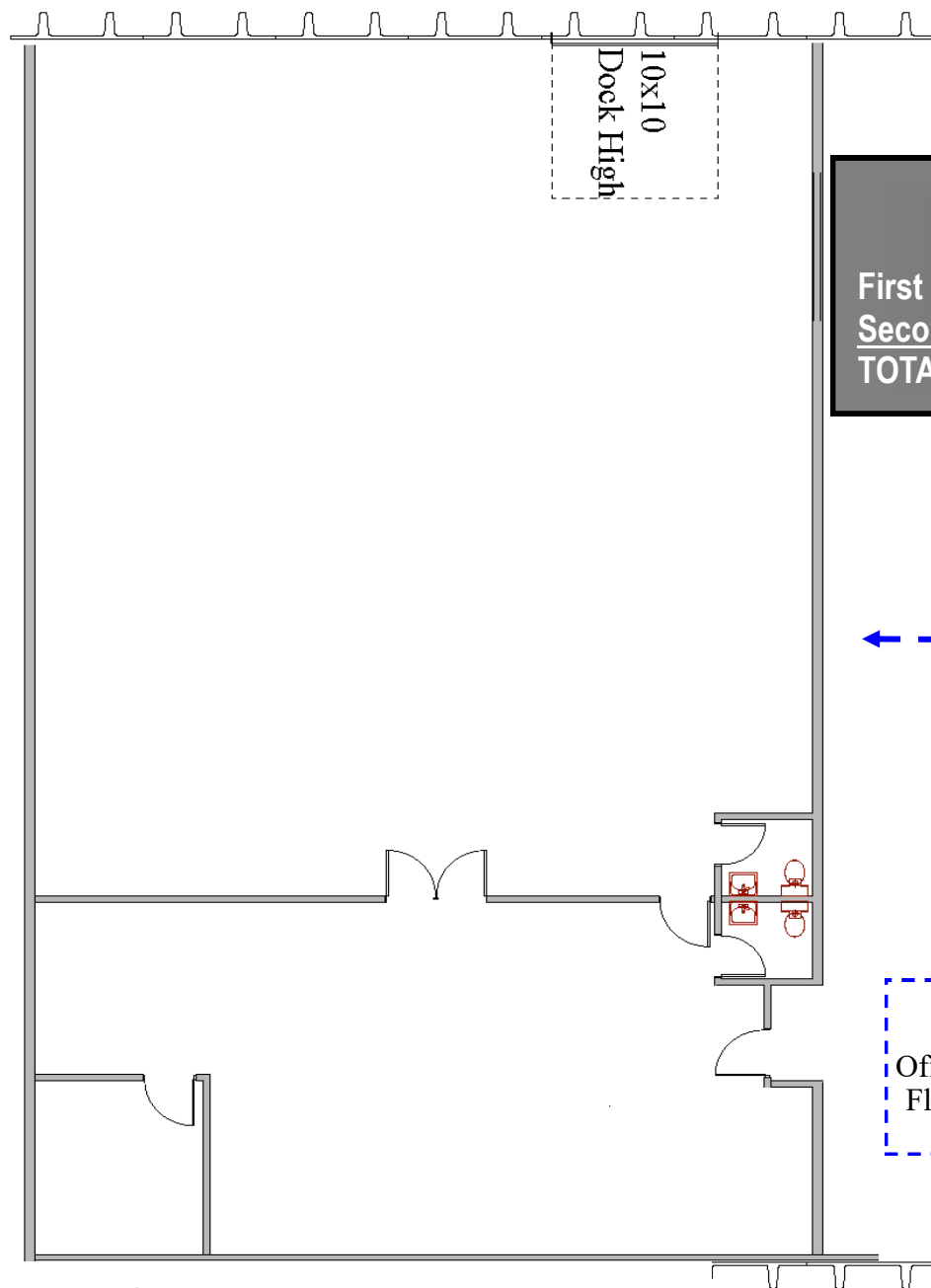
Second Floor
Office Above First
Floor Warehouse



5805 Unit 1C

M B R C

**5805 West 6th Avenue,
Unit 1C**



5805 1C

First Floor:	4,008SF
Second Floor:	1,590SF
TOTAL:	5,598SF

Second Floor
Office Above First
Floor Warehouse

**SECOND FLOOR OFFICE
1,590SF**