

# 2109

# S WADSWORTH BLVD

LAKEWOOD, CO 80227

LEASE RATE

**\$12 - 15 SF/YR (FS)**



**AVAILABLE OFFICE SPACES**

374 - 1,532 SF



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# PROPERTY HIGHLIGHTS

Address	2109 S Wadsworth Blvd Lakewood, CO 80227
Lease Rate	\$12-15/ SF (FS)
Building Size	12,000 SF
Lot Size	22,956 SF (0.53 AC)
Available SF	374 - 1,532 SF
Contiguous SF	3,156 SF
Lot Size	22,956 SF
Year Built	1968
Parking	Ample

## PROPERTY DESCRIPTION

The Denver Infill Specialists at Unique Properties Inc, are pleased to present 2109 S Wadsworth Blvd, a flexible office leasing opportunity along the highly trafficked Wadsworth corridor. Ideal for businesses looking to establish or expand their presence in Lakewood, the property offers functional layouts, convenient access to major thoroughfares, and ample on-site parking. With its visibility, accessibility, and value-driven space, 2109 S Wadsworth Blvd presents an attractive option for tenants seeking a practical, well-located office.

- Central Lakewood location that offers quick access to US 285 in minutes and a straight shot to US 6, making commutes to and from Denver or the foothills easy
- Flexible lease structures with TI available to support a wide range of office uses and buildout needs
- Ample parking in both front and rear lots that accommodates staff, clients and visitors
- Strong visibility along Wadsworth with prominent signage opportunities that help tenants stand out on a major corridor



# LEASE SPACES

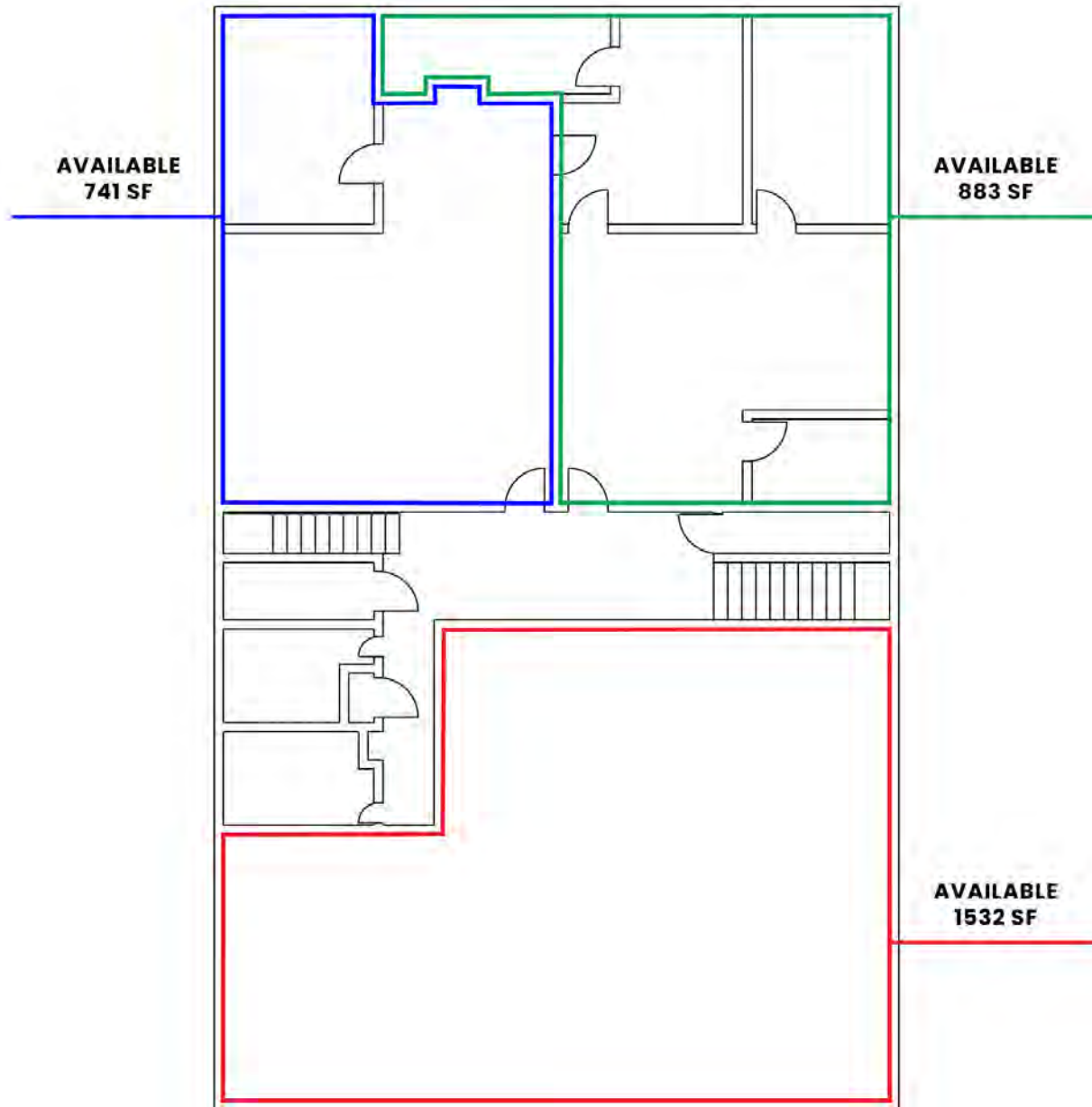
## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	374 - 1,532 SF	Lease Rate:	\$12.00 - \$15.00 SF/yr

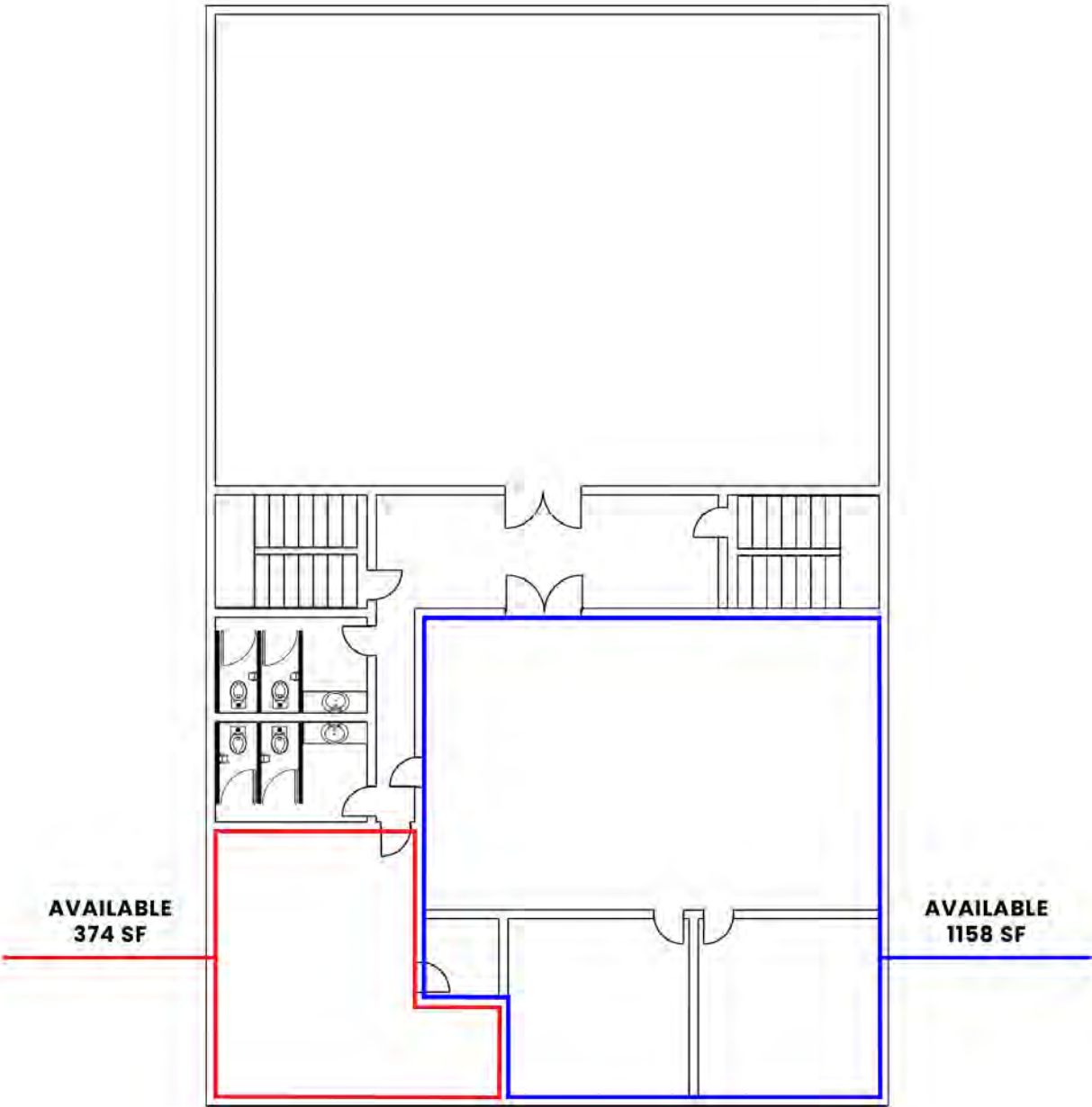
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1,532 SF - Lower Level	Available	1,532 SF	Full Service	\$12.00 - \$15.00 SF/yr
883 SF - Lower Level	Available	883 SF	Full Service	\$12.00 - \$15.00 SF/yr
741 SF - Lower Level	Available	741 SF	Full Service	\$12.00 - \$15.00 SF/yr
1,158 SF - Third Floor	Available	1,158 SF	Full Service	\$12.00 - \$15.00 SF/yr
374 SF - Third Floor	Available	374 SF	Full Service	\$12.00 - \$15.00 SF/yr

# LOWER LEVEL FLOOR PLAN



# UPPER LEVEL FLOOR PLAN



# ADDITIONAL PHOTOS



# LOCATION AERIAL





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