

FOR LEASE OFFICE



**7727 W 6TH AVE
LAKEWOOD 80214**



LEASING SPECIFICATIONS

MAP

LEASE RATE:	\$16.00/SF
NNN'S:	\$4.78/SF
TOTAL RENT:	\$2,078.00/MO
UTILITIES:	PAID BY TENANT
LEASE TERM:	3YR MINIMUM
RESTROOM:	IN SUITE
LOADING:	NONE - 100% OFFICE
SF AVAILABLE:	1,200 SF
ACCESS:	6TH & WADSWORTH



PROPERTY HIGHLIGHTS

ABUNDANT FOOD AND RETAIL OPTIONS NEARBY

CLOSE PROXIMITY TO 6TH AVE

LESS THAN 10 MIN COMMUTE TO FOOTHILLS



LESS THAN 15 MIN COMMUTE TO CBD



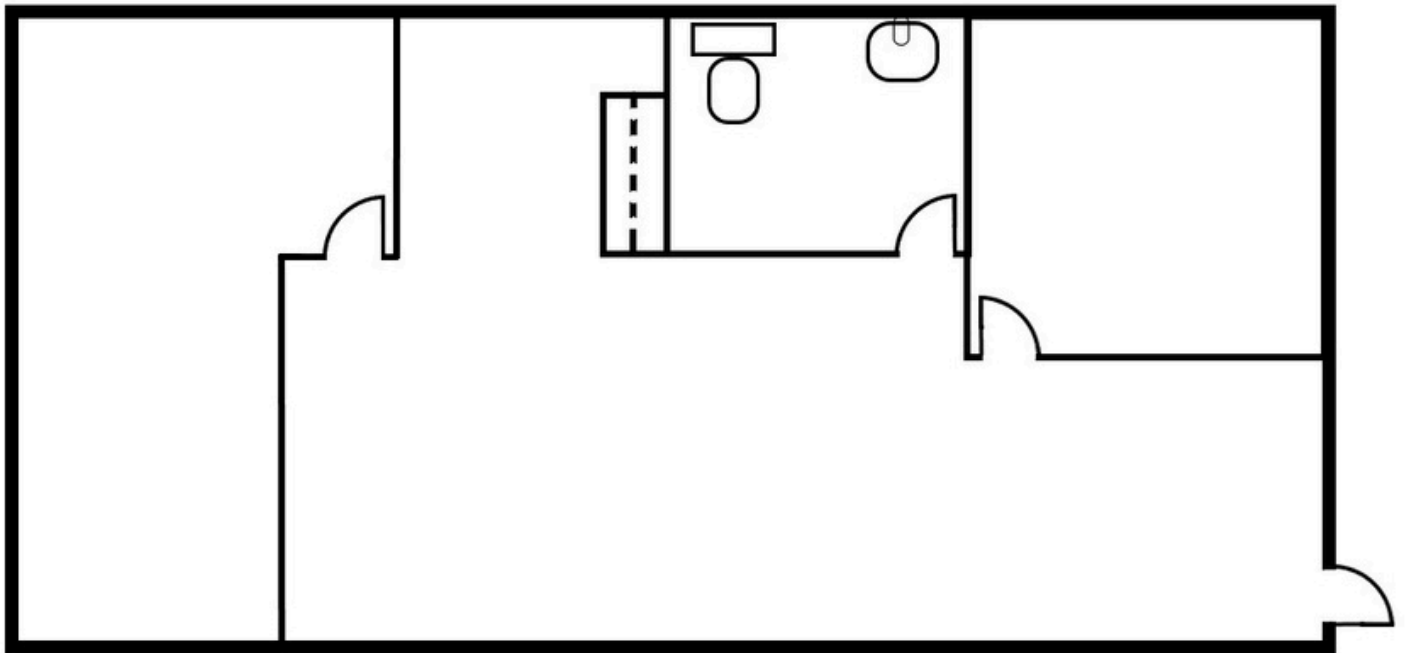
ELEVATOR SERVED



ABUNDANT PARKING



READY TO RENT CONDITION



UNIT B = 1,200 RSF

- 2 PRIVATE OFFICES - 1 WITH WINDOW
- OPEN BULLPEN AREA
- RESTROOM IN SUITE
- LARGE CHAIRMAN'S OFFICE
- 100% OFFICE