

7125 W JEFFERSON
LAKEWOOD 80235



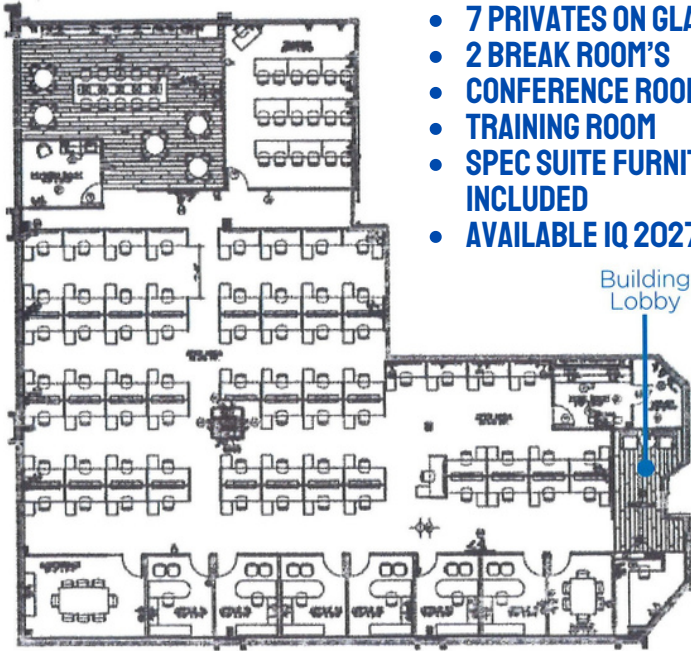
LEASING SPECIFICATIONS

MAP

LEASE RATE:	SEE PAGE 2
LEASE TERM:	3YR MINIMUM
STORIES:	4
PARKING:	4.71/1000
YEAR BUILT:	1981
ELEVATOR:	YES - 3
BUILDING AREA:	99,992 SF
ACCESS:	WADSWORTH & HAMPDEN



SUITE 110 = 7,183 RSF



- 7 PRIVATES ON GLASS
- 2 BREAK ROOM'S
- CONFERENCE ROOM
- TRAINING ROOM
- SPEC SUITE FURNITURE INCLUDED
- AVAILABLE IQ 2027

Building Lobby

PROPERTY HIGHLIGHTS

ABUNDANT FOOD AND RETAIL OPTIONS NEARBY



CLOSE PROXIMITY TO I-70



LESS THAN 10 MIN COMMUTE TO FOOTHILLS



LESS THAN 15 MIN COMMUTE TO CBD



ELEVATOR SERVED



ABUNDANT PARKING



READY TO RENT CONDITION



AS-IS CONDITION

3 YEARS	\$15/SF FSG
5 YEARS	\$13/SF FSG
10 YEARS	\$10/SF FSG

CARPET & PAINT & MINOR TI

3 YEARS	\$17/SF FSG
5 YEARS	\$15/SF FSG
10 YEARS	\$13/SF FSG

PERMITTED CONSTRUCTION

3 YEARS	\$21/SF FSG
5 YEARS	\$21/SF FSG
10 YEARS	\$21/SF FSG

LEASED



SUITE 200 = 18,482 RSF

- RARE LARGE BLOCK OPPORTUNITY
- CUSTOM BUILDOUTS
- DEMISABLE TO 4,000 SF BLOCKS
- TURNKEY BUILDOUTS DEPENDING ON TERM AND CREDIT