



FOR SALE

2 Southwest Suburban Office Buildings - 22,386 r.s.f.,
plus 3 acre adjoining development site
3222 & 3232 S. Vance Street, Lakewood, CO. 80227

FOR ADDITIONAL
INFORMATION
PLEASE CONTACT:

Charles O Arnold
Commercial Real Estate
2401 15th St., Ste. 310
Denver, CO. 80202
Office: 303-455-0262
Cell: 303-888-2103
chuck@arnoldcre.com

in cooperation with:

Propp Realty
12600 W. Colfax Ave., Ste. B-130
Lakewood, CO. 80215
(303) 233-4000



photo credit: garycaskeyphotography.com

- Park Forum Office Park - located just north of Hampden Avenue at Eastman, one block east of Wadsworth Blvd.
- 2 -building office campus in a park-like setting. Includes adjoining 3 acre parcel zoned Park Forum P.D. for additional office.
- Walking distance to Wadsworth Blvd. with numerous restaurants and retail amenities.
- No building loss factor, with walk-out entrances to every suite.
- Rapidly changing neighborhood creates excellent opportunities for office and medical uses.
- Adjacent to the site is Lakeview Senior Living; a 150 resident assisted living community, and the recently completed Azura of Lakewood Rehabilitation Center; a 108 suite orthopedic and neurological rehabilitation facility offering private suites and a full range of services .

PURCHASE PRICE: \$3,291,000.



Charles O Arnold Commercial Real Estate, 2401 15th Street, Suite 310, Denver, Colorado 80202

Information contained herein, while from sources deemed reliable, is not guaranteed and is subject to change.
Charles O Arnold Commercial Real Estate is agent of the Seller.





FOR SALE

2 Southwest Suburban Office Buildings - 22,386 r.s.f.,
plus 3 acre adjoining development site
3222 & 3232 S. Vance Street, Lakewood, CO. 80227

FOR ADDITIONAL
INFORMATION
PLEASE CONTACT:

Charles O Arnold
Commercial Real Estate
2401 15th St., Ste. 310
Denver, CO. 80202
Office: 303-455-0262
Cell: 303-888-2103
chuck@arnoldcre.com

BUILDINGS:

- **Address:** 3222 & 3232 S. Vance Street
- **City/County:** Lakewood/Jefferson
- **Assessor Parcel ID:** 49-354-07-008
- **Building Size:** 22,386 (rentable)
- **Floors:** 2
- **Lot Size:** 88,384 S.f. (2.03 Acres)
- **Zoning:** Park Forum P.D. (Lakewood)
- **Year of Construction:** 1985
- **Construction:** concrete foundations with wood-frame construction and exterior stucco. Roofs are pitched masonry shingle mansard with flat recessed built-up center
- **Parking:** 80 (3 : 1,000 s.f.) Ingress and Egress shared with adjoining 3 acre development site.

- **Mechanical Systems:** roof mounted package HVAC units
- **Utilities:** **Water:** Bennet Bear Creek, **Gas & Electric:** Xcel Energy, **Sewer:** Bennet Bear Creek
- **Taxes (2011):** \$31,080.38.
- **Parking:** 4:1000 (surface)
- **HVAC:** Electric reheat system in ceilings with roof-top cooling units

LAND:

- **Size:** 3 Acres
- **Zoning:** Park Forum P.D. (second phase to the existing Park Forum buildings)
- **Purchase Price:** \$3,291,000.
- **Building:** \$106. Per Rentable Square Foot
- **Land:** \$7.00 Per Square Foot

