

**7175 W JEFFERSON
LAKEWOOD 80235**

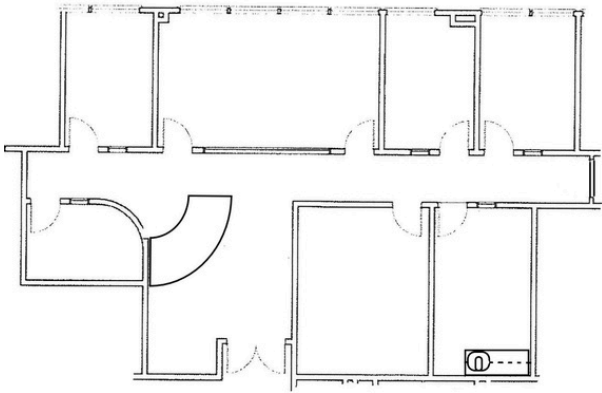


LEASING SPECIFICATIONS

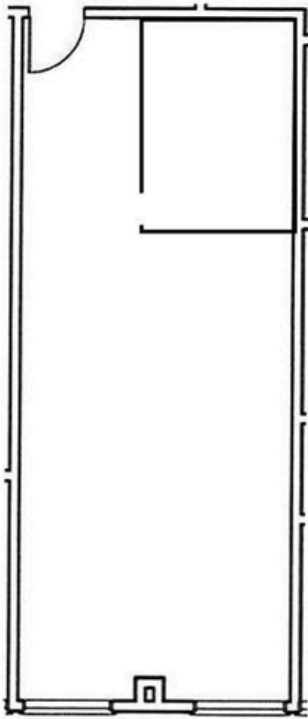
MAP

- LEASE RATE:** \$14.00/SF FSG (AS-IS)
- LEASE TERM:** 3YR MINIMUM
- STORIES:** 4
- PARKING:** 4.71/1000
- YEAR BUILT:** 1985
- ELEVATOR:** YES - 2
- BUILDING AREA:** 68,717SF
- ACCESS:** WADSWORTH & HAMPDEN

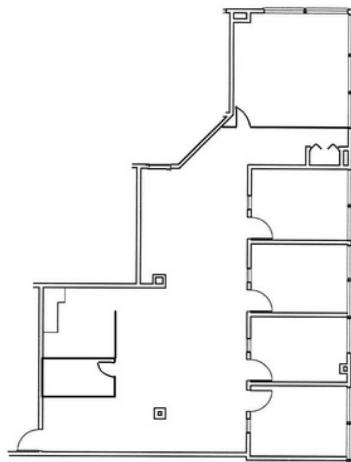




- SUITE 4000 = 2,260 RSF**
- 5 PRIVATES (3 ON GLASS)
 - BREAK ROOM
 - CONFERENCE ROOM
 - RECEPTION



- SUITE 1400 = 660 RSF**
- 1 PRIVATE OFFICE
 - OPEN AREA
 - WINDOW LINE
 - 1ST FLOOR EFFICIENT SPACE



- SUITE 2200 = 2,170 RSF**
- 4 PRIVATES ON GLASS
 - BREAK ROOM
 - CONFERENCE ROOM
 - BULLPEN AREA

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

