



FOR SALE OR LEASE

Park Forum Office Park

Two Southwest Suburban Office Buildings - 22,386 r.s.f.
3222 & 3232 S. Vance Street, Lakewood, CO. 80227

FOR ADDITIONAL
INFORMATION
PLEASE CONTACT:

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in cooperation with:

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- Park Forum is a two-building office campus located just north of Hampden Avenue at Eastman, one block east of Wadsworth Blvd.
- Walking distance to Wadsworth Blvd. with numerous restaurants and retail amenities nearby.
- No building loss factor, with walk-out entrances to every suite. Buildings are ideal for condo conversion.
- Adjacent to Park Forum is Lakeview Senior Living; a 150 resident assisted living community, and Power Back; a 108 suite orthopedic and neurological rehabilitation facility offering private suites and a full range of services .
- Rapidly changing neighborhood creates excellent opportunities for office and medical uses.
- Adjoining Park Forum is a 3+ acre parcel (Zoned Park Forum P.D. / C-R (Regional Commercial)) which allows for a second phase of office. or other commercial uses under Lakewood's C-R zoning This parcel is available for purchase at \$915,000.
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NEW PRICE: \$2,125,000.



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

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Charles O Arnold Commercial Real Estate is agent of the Seller.



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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) / C-R
- **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 (2016):** \$28,881.14
- **HVAC:** Electric reheat system in ceilings with roof-top cooling units

Adjoining Land Parcel:

- **Size:** 3.3 acres
- **Assessor Parcel ID:** 49-354-07-004,005,006
- **Purchase Price:** \$915,000
- **Taxes:** \$4,350.38

