

200 UNION

200 Union Boulevard
Lakewood, CO 80228

Lease Rate: \$35.00/SF NNN

FOR LEASE

Prime 1,559 SF Retail/Service Space High Visibility Location Along Union Blvd.

Position your business in one of Lakewood's most established and high-performing retail corridors. This 1,559 SF space at 200 Union Blvd offers excellent visibility, strong co-tenancy, and consistent daily traffic driven by nearby office, medical, and residential demand.

Surrounded by a proven mix of dining and service users including 240 Union, Jason's Deli, Tuk Tuk Thai, Bread + Salt, and OPL Nail Salon, the center provides built-in customer draw throughout the day.

With immediate access to the Denver Federal Center and St. Anthony Hospital, the property benefits from a steady flow of professionals, medical employees, and area residents, making it an ideal location for a wide range of retail and service-oriented concepts.



Contact us today to schedule a tour or discuss terms and availability. Space is available immediately.



**Shames
Makovsky**

Cory Dulberg
303 565 3039
cdulberg@shamesmakovsky.com

Robert Hudgins
303 565 3033
rhudgins@shamesmakovsky.com



PROPERTY HIGHLIGHTS

- **Flexible Layout**
Open floor plan adaptable for retail, medical, or service uses
- **Visibility & Signage**
Prominent frontage along Union Blvd with strong daily traffic
- **Established Co-Tenancy**
High-performing mix of restaurant and service users driving repeat visits
- **Ample Parking**
Shared surface parking with convenient access
- **Existing Infrastructure Advantage**
Space includes existing utility capacity and improvements that may benefit food, service, or specialty users (details available upon request).

PROPERTY FACTS

Availability	1,559 SF
--------------	----------

Lease Rate	\$35.00/SF NNN
------------	----------------

2026 Est. NNN's	\$14.17/SF
-----------------	------------

TI Allowance	Negotiable
--------------	------------

Built / Renovated	1981 / 2012
-------------------	-------------

Zoning	C-3
--------	-----

Parking	Ample shared surface parking
---------	------------------------------

Contact us today to schedule a tour or discuss terms and availability. Spaces are available immediately.



PRIME RETAIL/SERVICE OPPORTUNITY IN GREEN MOUNTAIN

Located in a highly active neighborhood corridor, 200 Union presents a rare opportunity to lease a well-positioned space surrounded by strong daytime traffic, affluent residential neighborhoods, and established co-tenancy.

The space offers a flexible layout, excellent visibility, and the ability to accommodate a variety of retail, service, or office users. With walkable access, nearby transit, and consistent demand from office and medical users, this location supports long-term tenant success.

WHY 200 UNION?

Located in the heart of Lakewood's Green Mountain neighborhood, 200 Union offers a rare combination of visibility, accessibility, and built-in daytime population. Ideal for businesses seeking proximity to:

St. Anthony Hospital

Major regional employer

Denver Federal Center

Thousands of daily employees

Federal Center Light Rail Station

Consistent commuter traffic

Red Rocks & Surrounding Parks

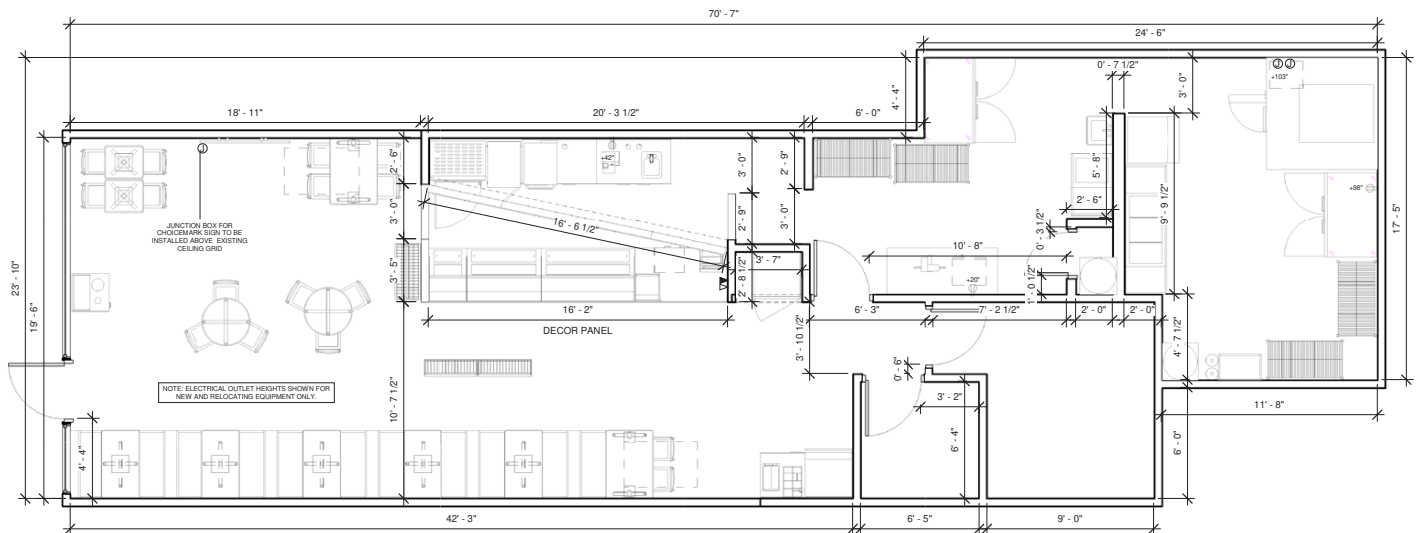
Strong weekend and seasonal activity

IDEAL FOR:

- Boutique Retail & Specialty Shops
- Health & Wellness
 - (med spa, physical therapy, chiropractic)
- Personal Services (salon, beauty, grooming)
- Fitness & Studio Concepts
- Professional or Medical Office
- Specialty Food & Beverage
 - (non-hood users or light prep)
- Pet Services & Boutique Retail
- Select Food Concepts (subject to infrastructure)

Suite 212 Example Layout

1,559 SF



CONTACT US FOR A TOUR

Cory Dulberg

303 565 3039

cdulberg@shamesmakovsky.com

Robert Hudgins

303 565 3033

rhudgins@shamesmakovsky.com

**Shames
Makovsky**

200 Union Boulevard

Lakewood, CO 80228

LOCATION MAP & LANDMARKS

St. Anthony Hospital

Level 1 trauma center
and major regional employer

Denver Federal Center

Multiple federal agencies
with 6,000–8,000+ daytime
employees

Federal Center Light Rail Station

W Line access with strong
commuter volume

William Frederick Hayden Park and Bear Creek Lake Park

Red Rocks Amphitheater

Regional destination and event
venue drawing over 1 million
annual visitors



PRIME LOCATION IN THE HEART OF LAKEWOOD

The Union Boulevard corridor in Lakewood's Green Mountain neighborhood is a dynamic blend of professional, retail, and service-oriented businesses, offering both convenience and community engagement. This stretch is home to a variety of establishments, from medical and office spaces to car care centers and fitness studios.

With its strategic location near major roadways and public transit, the Union Boulevard corridor in Green Mountain serves as a hub for businesses and residents alike, offering a range of services and fostering a strong sense of community.

Outdoor enthusiasts will appreciate the proximity to William Frederick Hayden Park, the second-largest park in Lakewood, offering nearly 20 miles of multi-use trails, wildlife viewing opportunities, and panoramic vistas. Additionally, the neighborhood is conveniently located near Bear Creek Lake Park and Red Rocks Amphitheater, providing ample recreational and cultural experiences.

**Shames
Makovsky**

Cory Dulberg

303 565 3039

cdulberg@shamesmakovsky.com

Robert Hudgins

303 565 3033

rhudgins@shamesmakovsky.com