



GENESEE
COMMERCIAL
GROUP, LLC

For Lease | Office

1075 S. Yukon St.

Lakewood 80215



T. Blake Rogers - 720.530.5788
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Leasing Specifications

Lease Rate: \$15.00/sf FSG

Parking: 2.25/1000

Year Built: 1972

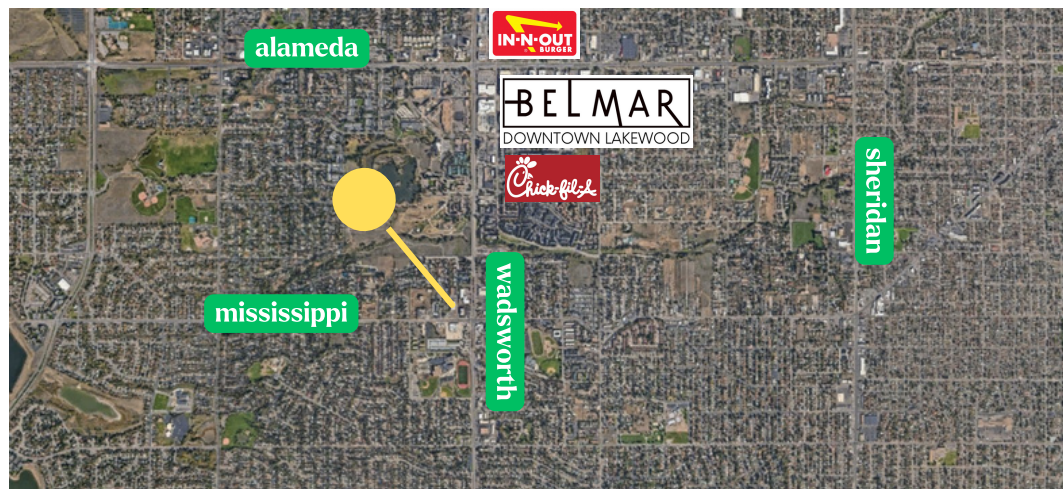
Elevator: Yes

Building Area: 56,413 sf

Access: Wadsworth &
Mississippi

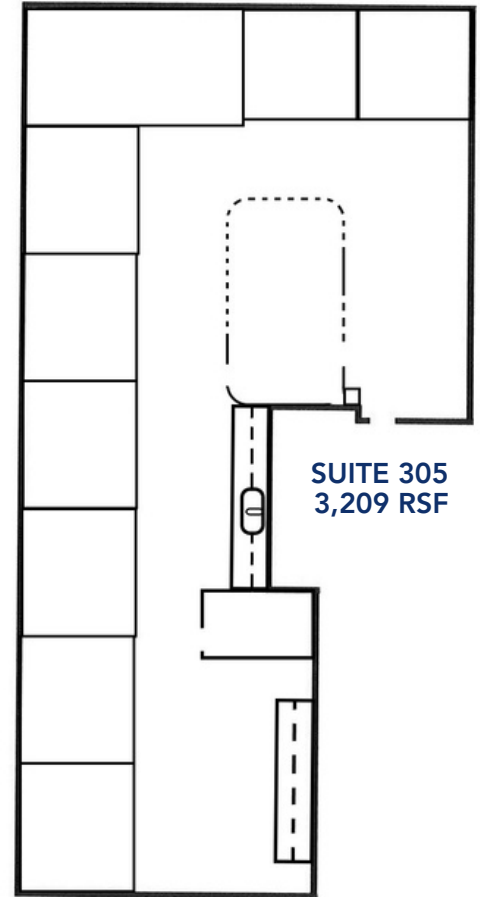
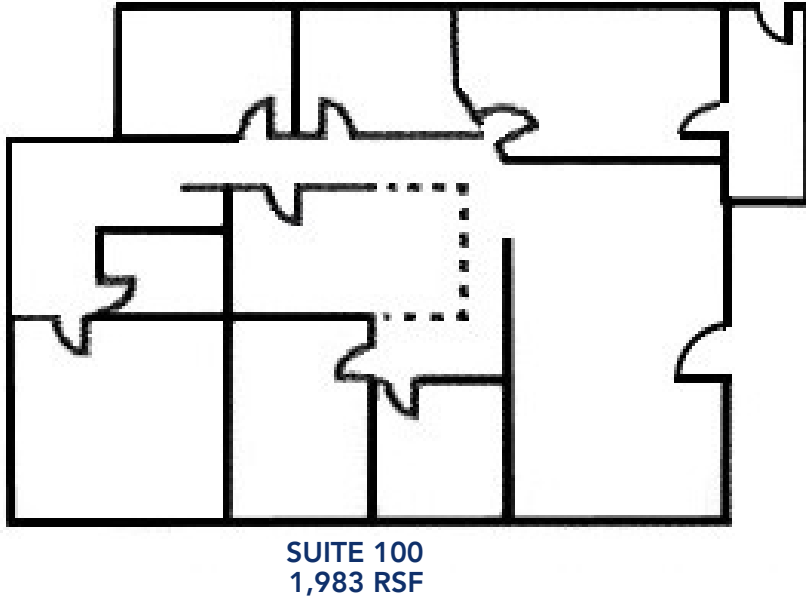
Stories: 3 + Basement

Lease Term: 3 Yrs Minimum



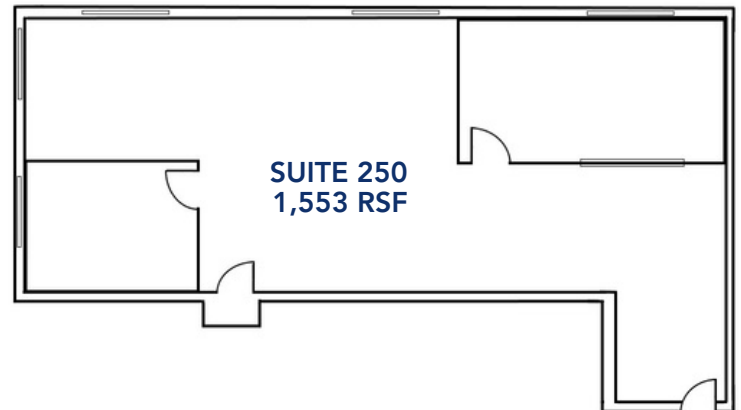
AVAILABILITY

SUITE #	SIZE	DESCRIPTION
250	1,553 RSF	2 PRIVATES ON GLASS ; OPEN AREA; STORAGE CLOSET
305	3,209 RSF	9 PRIVATES ON GLASS; KITCHENETTE; RECEPTION, CONF. ROOM
100	1,983 RSF	5 PRIVATES (3 ON GLASS); RECEPTION; STORAGE CLOSET; CONF. ROOM



Property Summation

-  4 block from Belmar Shopping & Dining
-  Close Proximity to 6th Avenue
-  Less than 10 min commute to Foothills
-  Less than 15 min commute to CBD
-  Common Conference Room Onsite (free)
-  Renovated Common Areas (2022)
-  TI Packages Available



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