

# FOR LEASE UNION BUSINESS CENTER

405 URBAN & 445 UNION



BILL WOODWARD  
303.906.8493  
[BWOODWARD@SKYE-CRE.COM](mailto:BWOODWARD@SKYE-CRE.COM)

# 405 URBAN & 445 UNION

## Lakewood, CO 80228

- Two-building office campus in west sub-market
- Move-in ready spec suites
- Connect Room - Ping Pong table, lounge seating, high tops, TV, coffee bar
- Ample on-site surface and visitor parking
- Immediate access from 6th Avenue
- Excellent mountain and downtown skyline views
- 15-Minute drive to downtown Denver
- Walking distance to light rail station
- Close proximity to numerous restaurants, hotels and banks
- Building and Monument signage available







# 445 UNION LAKEWOOD, CO 80228

## PROPERTY DESCRIPTION

GROSS RENTABLE AREA	57,343 SF
USE	CLASS B OFFICE
LOCATION	WEST DENVER SUBMARKET
STORIES	3
PARKING	3.09/1,000 SF
YEAR OF CONSTRUCTION	1976
VIEWS	EXCELLENT MOUNTAIN & DOWN TOWN DENVER



RENTAL RATE \$22.00/SF/FS



# 405 URBAN LAKEWOOD, CO 80228

## PROPERTY DESCRIPTION

GROSS RENTABLE AREA	50,621 SF
USE	CLASS B OFFICE
LOCATION	WEST DENVER SUBMARKET
STORIES	4
PARKING	2.81/1,000 SF
YEAR OF CONSTRUCTION	1978
VIEWS	EXCELLENT MOUNTAIN & DOWN TOWN DENVER



RENTAL RATE \$22.00/SF/FS



# 405 URBAN & 445 UNION LAKEWOOD, CO 80228

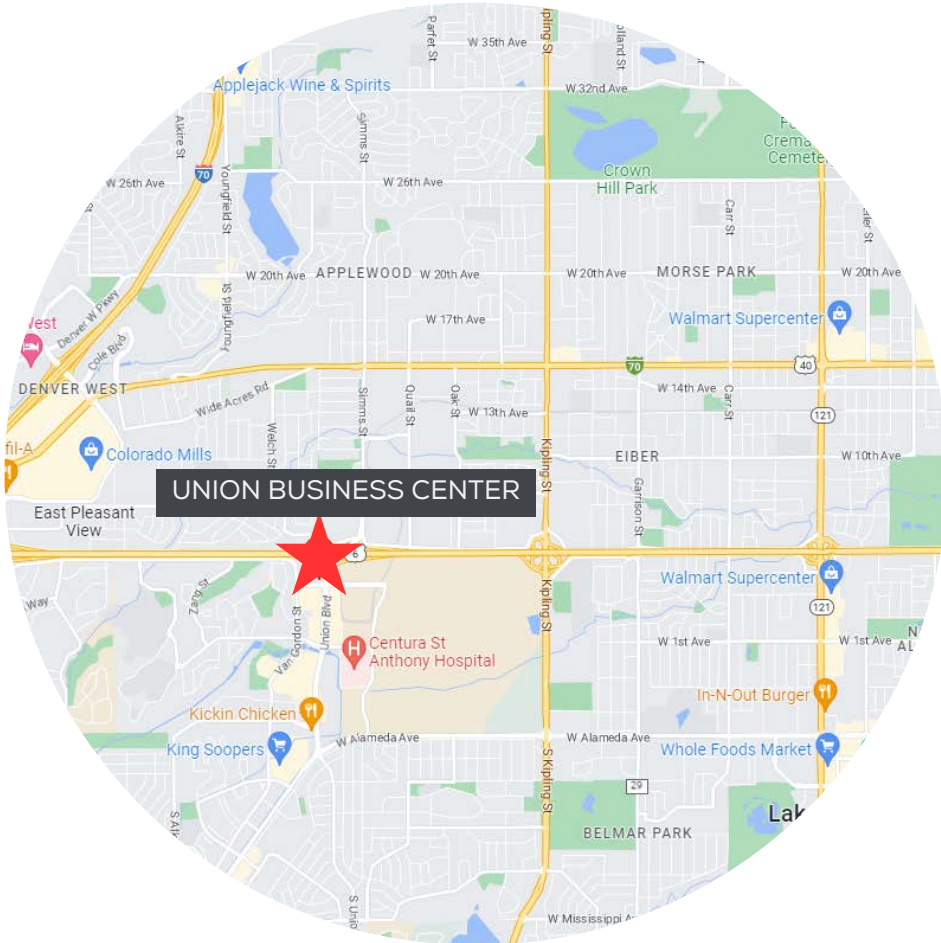


## MAP



# 405 URBAN & 445 UNION LAKEWOOD, CO 80228

## LOCATION MAP



BILL WOODWARD  
303.906.8493  
BWOODWARD@SKYE-CRE.COM