

12345 WEST ALAMEDA PARKWAY  
Lakewood, Colorado 80228



## PROPERTY FEATURES

- **Broker incentives available**
- Great Lakewood location near 6th Ave. and Union Boulevard
- Near the West Light Rail Station, St. Anthony Hospital and the Denver Federal Center
- Abundant food and retail options nearby
- High quality building with renovated common areas
- Landlord will provide tenant finish
- Onsite property management
- Common conference room
- 2021 Energy Star Certified Building

## PROPERTY SPECIFICATIONS

<b>Available:</b>	Suite 301	1,150 RSF
	Suite 302	1,825 RSF
	Suite 208	2,859 RSF
	Suite 301/302	3,039 RSF
	Suite 117	2,157 - 3,150 RSF
<b>Lease Rate:</b>		\$18.00-\$19.00/SF FSG
<b>Lease Term:</b>		3-5 Years
<b>Building Area:</b>		75,000 SF
<b>Number of Stories:</b>		Three
<b>Elevator:</b>		Two
<b>Year Built:</b>		1980
<b>Parking:</b>		5/1,000 RSF

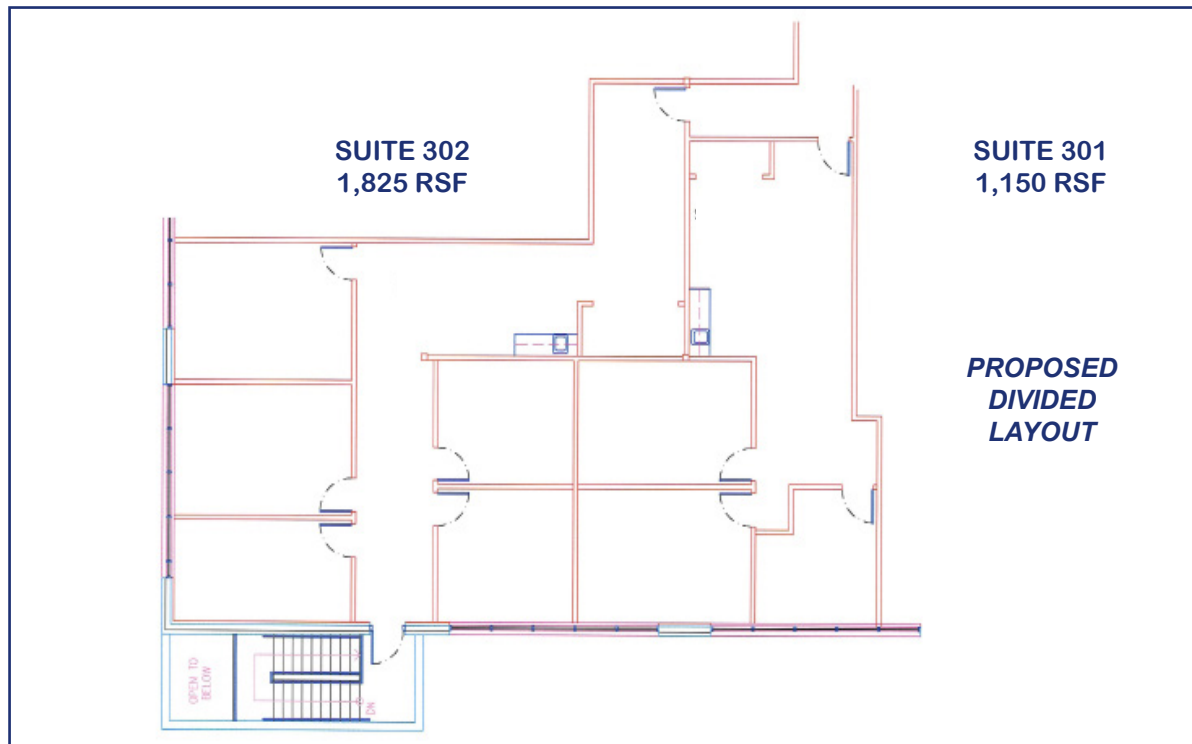
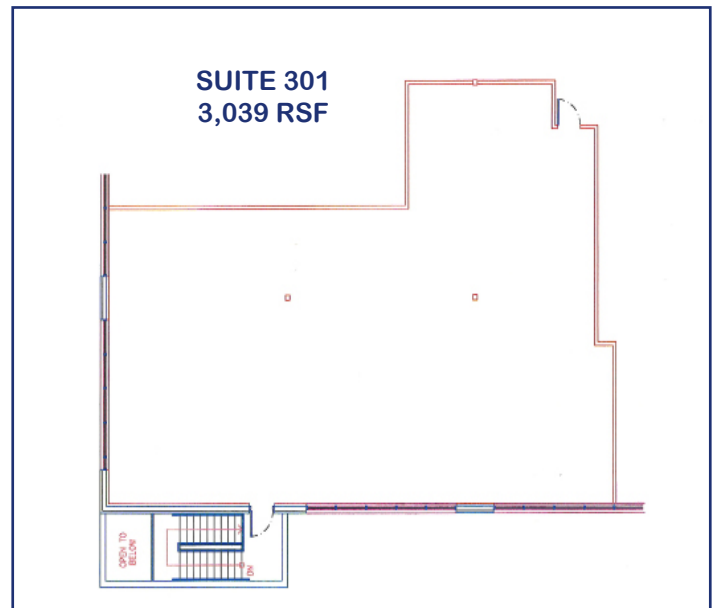
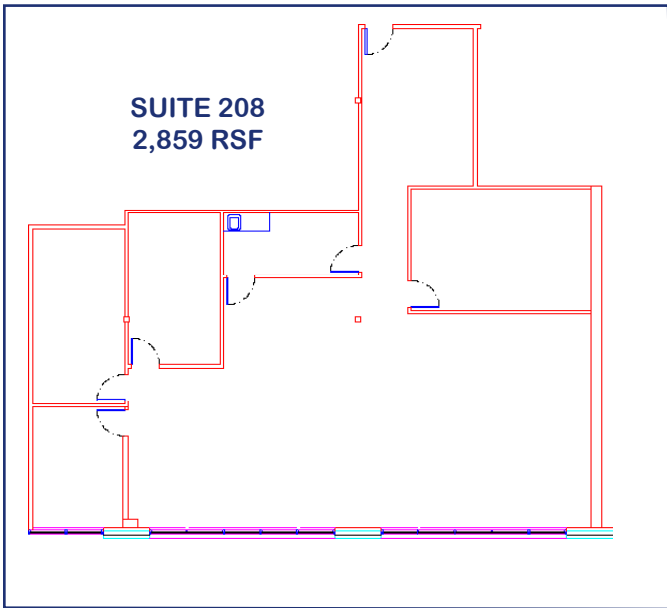
### FOR MORE INFORMATION CONTACT:

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**WILLIAM NETWAL**

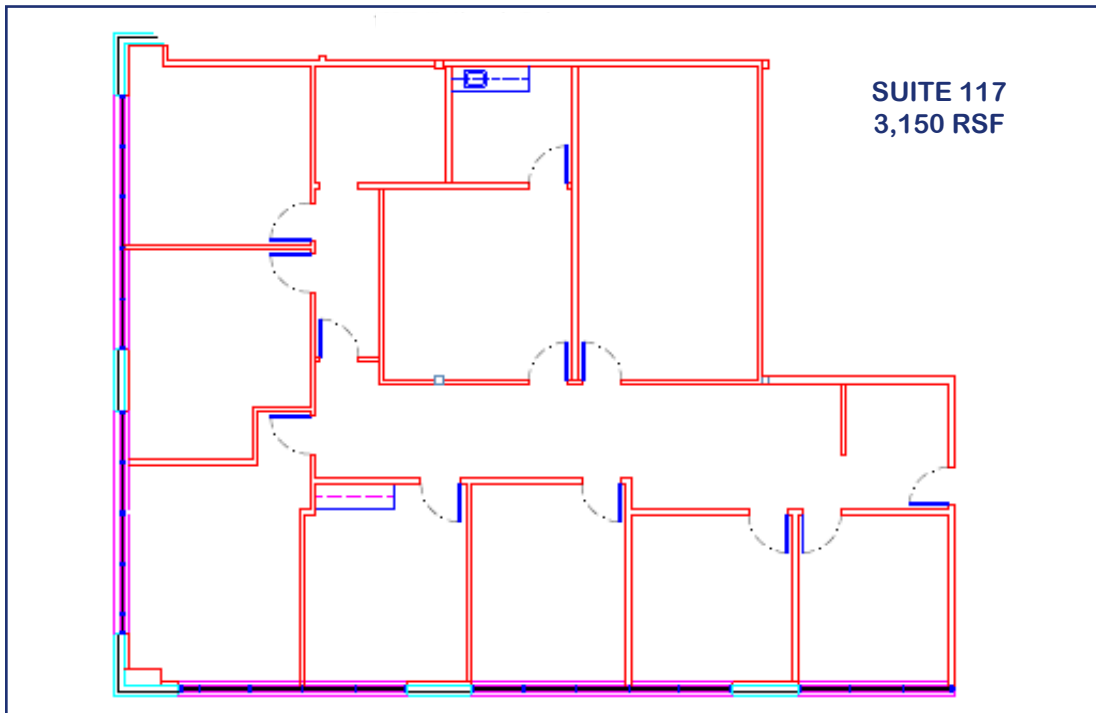
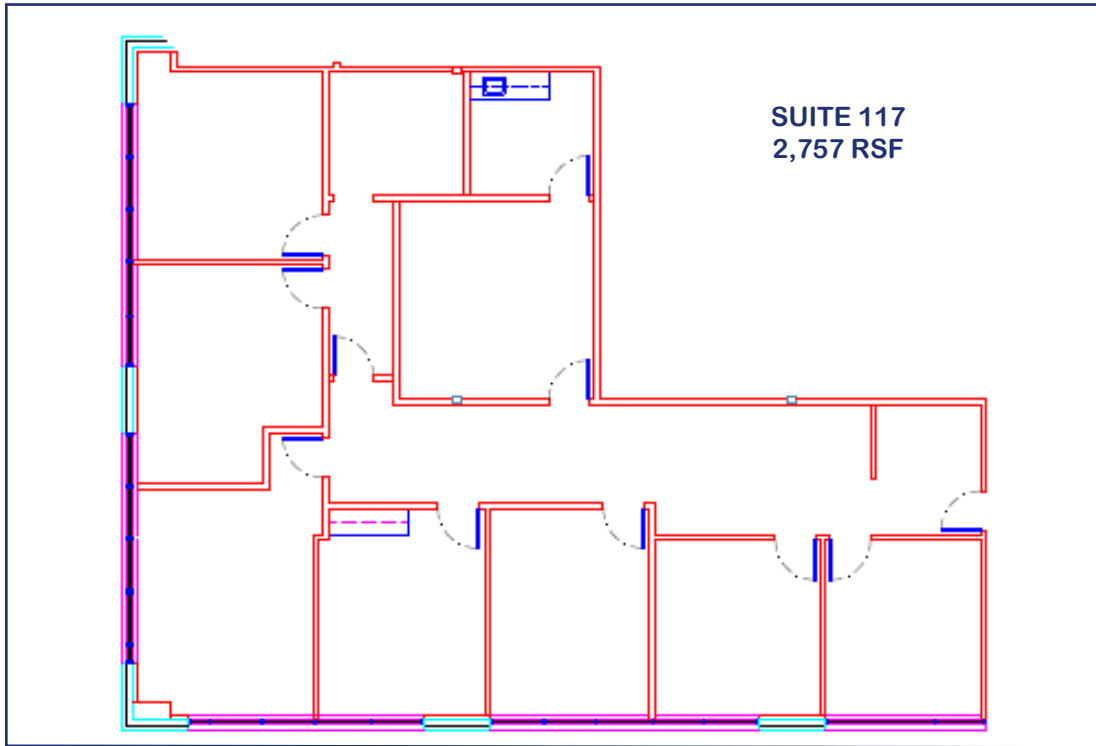
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