

## RETAIL FOR LEASE

### The Union One Building

195 S. Union Blvd, Lakewood, CO 80228

# Free Rent & Improvements Available

## AVAILABLE SPACE

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Turn-Key Salon  
**Suite 130: 2,074 SF**  
~~\$27.00~~ \$22.00 NNN

Vibrant Retail  
**Suite 120: 1,806 SF**  
~~\$24.00~~ \$16.00 NNN

### EXPENSES:

\$10.48

### AVAILABLE:

Now

### TI ALLOWANCE:

Negotiable



## HIGHLIGHTS

- ▶ Open and bright retail spaces
- ▶ High ceilings (10-12 FT) and laminate flooring
- ▶ Monument and building signage
- ▶ Great visibility – 42,000+ cars per day
- ▶ Ample on-site parking including covered garage



## DESCRIPTION

Beautifully finished spaces available for lease, ideal for a wide range of professional or wellness-oriented businesses. Featuring high ceilings, multiple water hookups, and sleek modern finishes, these spaces offer the perfect blend of functionality and sophistication. The property provides excellent visibility with monument and building signage seen by over 42,000 cars per day. Tenants will enjoy ample parking, including a covered garage, and convenient access via car or light rail. Located in a vibrant area surrounded by coffee shops, restaurants, and hiking trails, this is a rare opportunity to establish your business in a highly desirable location. Bring your vision to life in a space that's ready to impress.



Jack Rohr

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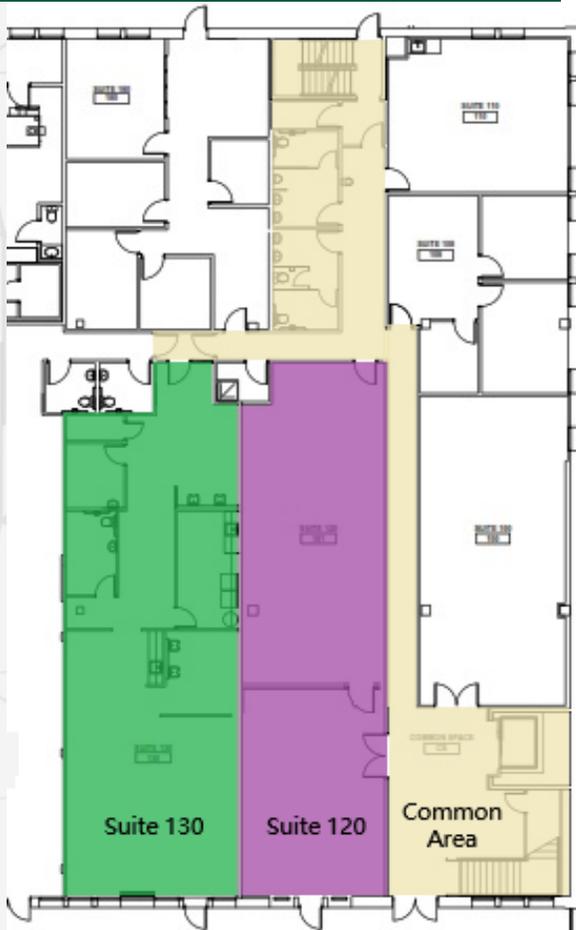
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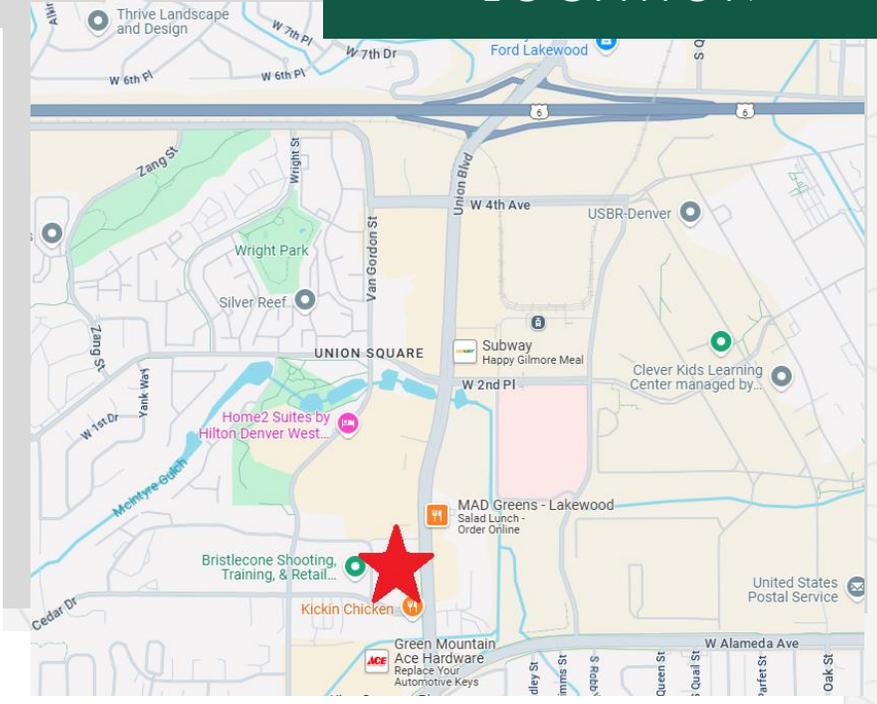
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**FLOOR PLAN**



**LOCATION**



Suite 130



Suite 120



Click or Scan For More Photos and Video



Suite 130



Suite 120

