

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

## Lakewood Office Space For Lease

363 and 393 S. Harlan St., Lakewood, CO 80226



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363 S. Harlan St.



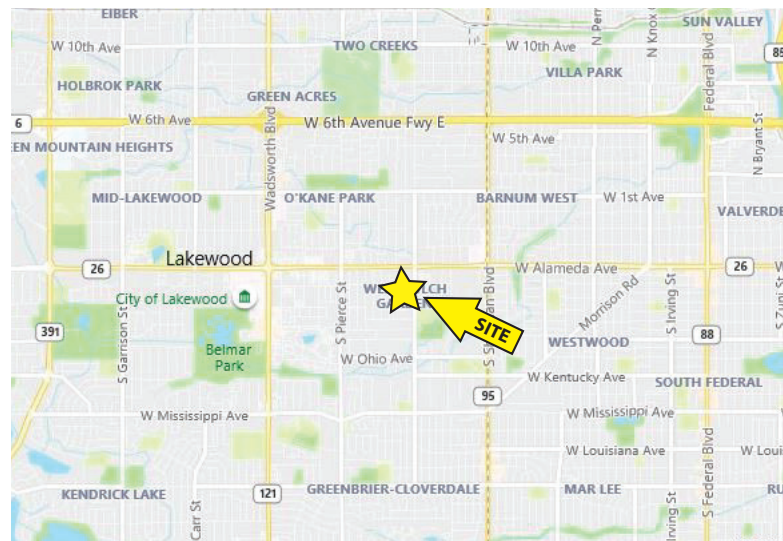
393 S. Harlan St.



### Overview

<b>363 Building:</b>	25,085± SF (YOC: 1980)
<b>393 Building:</b>	24,097± SF (YOC: 1981)
<b>Parking:</b>	194 Spaces (Both Buildings, 3.7:1,000 ratio)
<b>Lease Rate:</b>	\$13.00/SF MG

Located just south of Alameda Ave. about halfway between Sheridan & Wadsworth, sit the two Belmar East office buildings. Offering updated finishes, a responsive landlord, property manager, abundant parking, and affordable lease rates. Numerous nearby retail and restaurant amenities.



**Fuller Real Estate**  
(303) 534-4822

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**Alex Scott**  
(720) 287-5417 direct  
(972) 207-8877 mobile  
AScott@FullerRE.com

**Travis Wanger**  
(720) 974-2790 direct  
(303) 888-1061 mobile  
TWanger@FullerRE.com

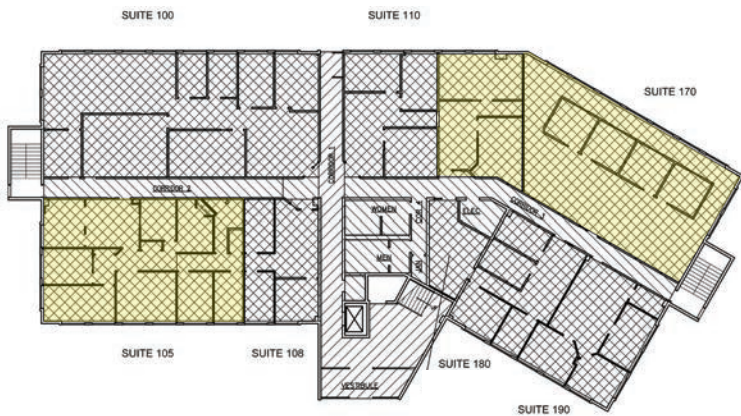
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### 363 S. Harlan St.



### 393 S. Harlan St.



#### 363 S. Harlan St.

#### Office Breakdown

#### 393 S. Harlan St.

Suite 100:	2,004 RSF	Leased
Suite 103:	1,116 RSF	Available 10/31/24
Suite 104:	2,185 RSF	Leased
Suite 105:	3,294 RSF	Leased
Suite 110:	1,152 RSF	Leased
Suite 112:	1,348 RSF	Leased
Suite 115:	692 RSF	Leased
Suite 200:	8,775 RSF	Leased
Suite 203:	741 RSF	Leased
Suite 205:	1,865 RSF	Leased
Suite 260:	1,231 RSF	Leased
Suite 280:	803 RSF	Available

Suite 100:	2,846 RSF	Leased
Suite 105:	2,037 RSF	Available
Suite 108:	758 RSF	Leased
Suite 110:	970 RSF	Available
Suite 170:	2,199 RSF	Available
Suite 180:	1,236 RSF	Leased
Suite 190:	990 RSF	Leased
Suite 200:	2,854 RSF	Available
Suite 210A:	3,298 RSF	Available
Suite 210B:	1,030 RSF	Leased
Suite 250:	3,792 RSF	Leased
Suite 280:	1,197 RSF	Leased