



**7220 W. JEFFERSON AVENUE**  
Lakewood, Colorado 80235



## PROPERTY SPECIFICATIONS

- Local ownership and management
- Updated building and common areas
- Abundant nearby amenities
- Connectivity through Comcast
- Card key building access
- Most suites have individual HVAC control

## PROPERTY FEATURES

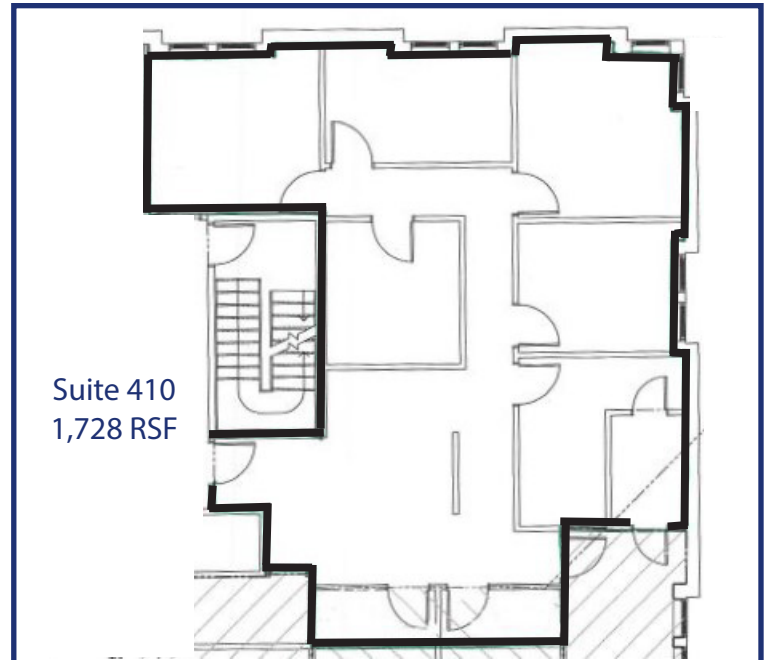
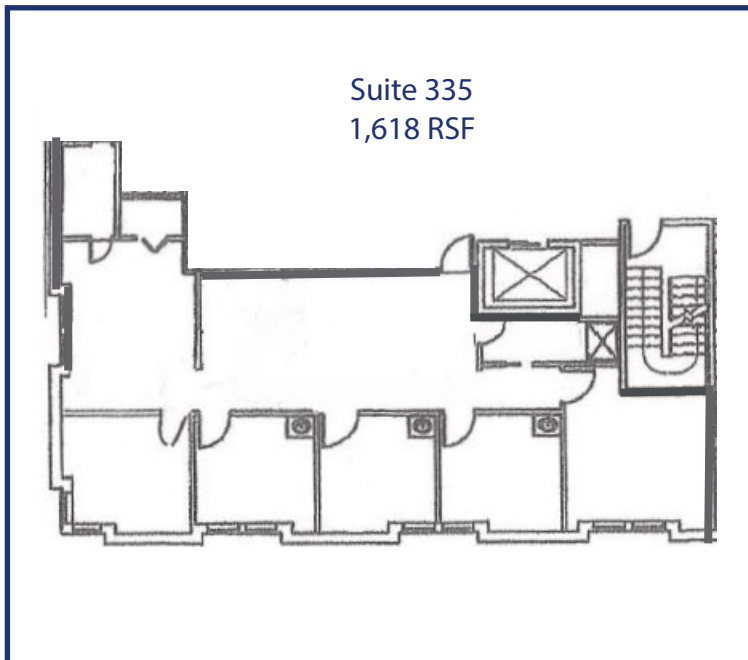
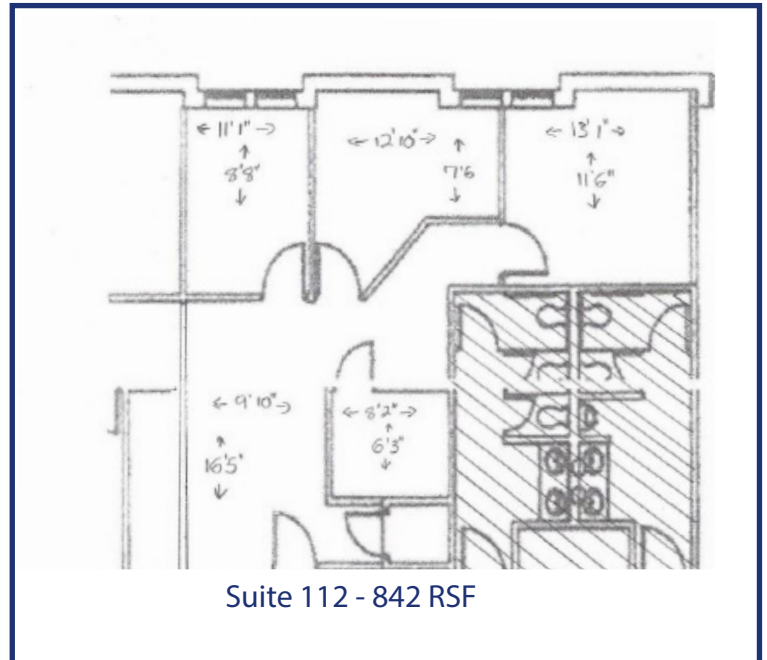
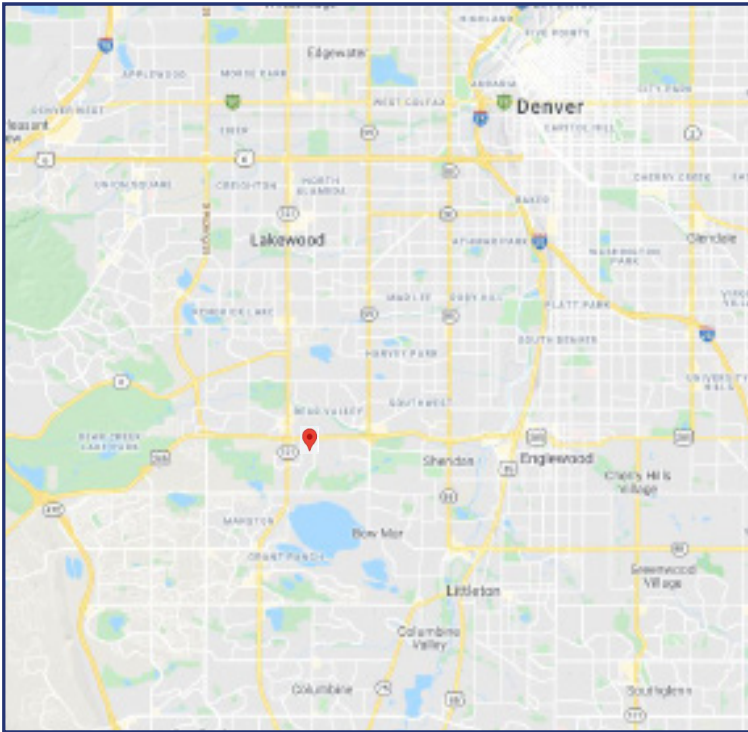
|                   |                  |                  |                  |
|-------------------|------------------|------------------|------------------|
| <b>Available:</b> | <b>Suite 112</b> | Available Now    | <b>842 RSF</b>   |
|                   | <b>Suite 335</b> | Available 1/1/25 | <b>1,618 RSF</b> |
|                   | <b>Suite 410</b> | Available 1/1/25 | <b>1,728 RSF</b> |

|                          |                        |
|--------------------------|------------------------|
| <b>Lease Rate:</b>       | <b>\$17.00/RSF FSG</b> |
| <b>Parking Ratio:</b>    | <b>4/1,000 SF</b>      |
| <b>Stories:</b>          | <b>Four</b>            |
| <b>Elevators:</b>        | <b>One</b>             |
| <b>Year Constructed:</b> | <b>1981</b>            |

**FOR MORE INFORMATION CONTACT:**

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