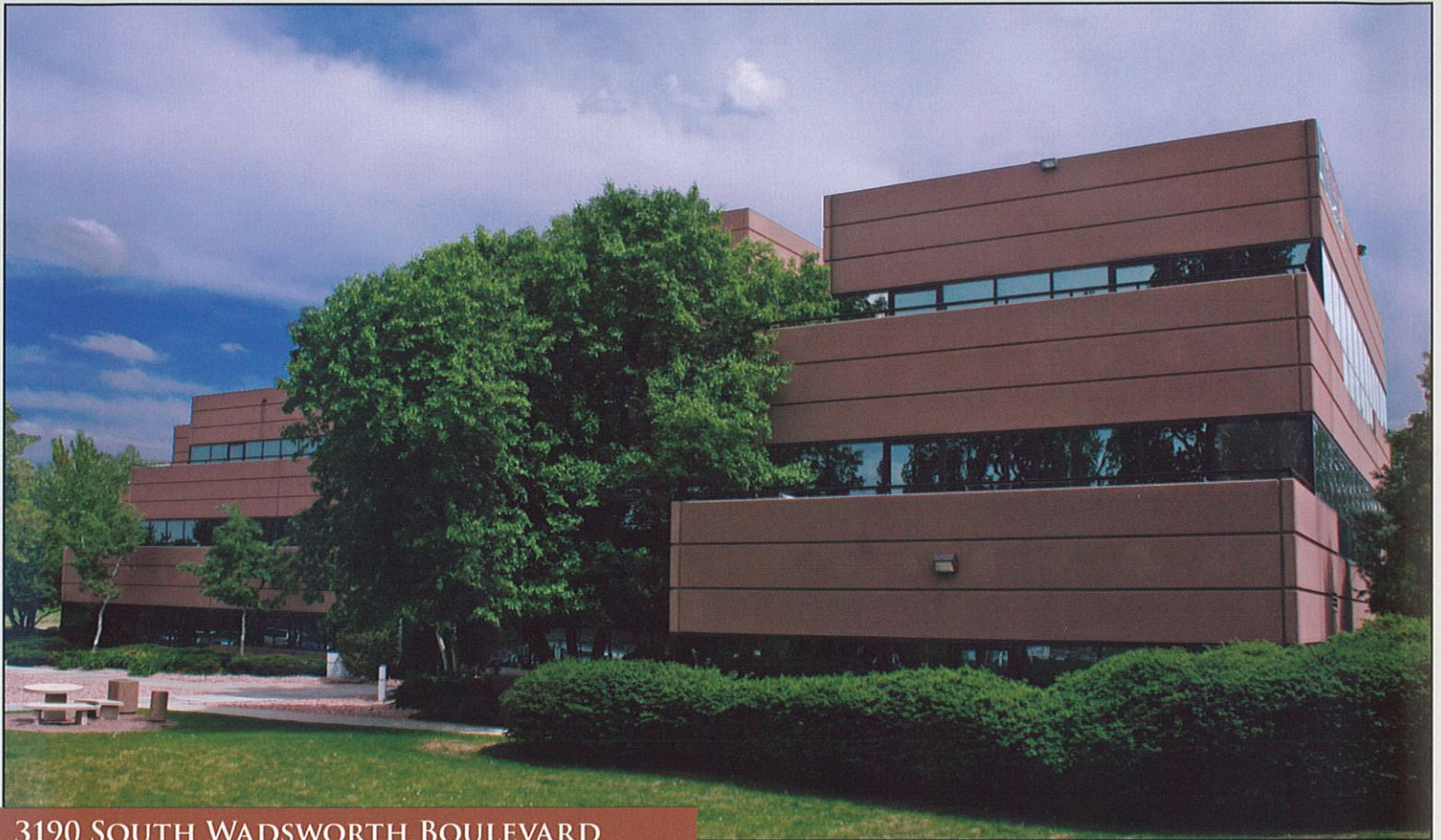


TERRACE POINT

FOR LEASE



3190 SOUTH WADSWORTH BOULEVARD
LAKEWOOD, CO 80227

Terrace Point in Lakewood is a modern three-story facility with easy access to 285, I-25 and C-470. The extensive amenities – from ample free parking and state-of-the-art security to high-speed T-1 Internet access and open-air balconies – are only outshined by the majestic views. If you need a professional office space to pamper employees and clients alike, move this building to the top of your list!

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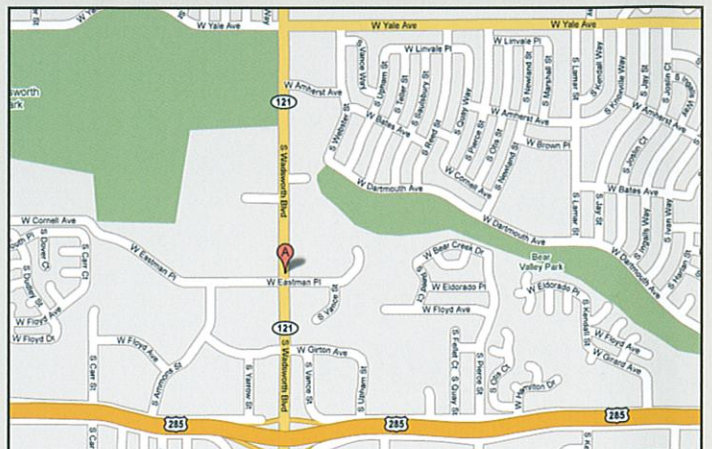


TERRACE POINT

3190 SOUTH WADSWORTH BOULEVARD
LAKWOOD, CO 80227

FEATURES:

- 50,602 Square Feet
- Three-Story Building
- Advanced Heating and Cooling Energy-Efficient Systems
- Two High-Speed Elevators
- 24/7 Access with Private Access Codes
- High-Speed Internet Access
- Restrooms on Every Floor in the Lobby Area
- 4/1000 On-Site Surface Parking Spaces
- On-Site Gym, Showers, and Picnic Area
- Included in Lease: Utilities, Janitorial, Common Area Maintenance
- Located just north of Wadsworth & Hampden close to Southwest Plaza and the new south Wadsworth Kohl's department store
- Denver International Airport is 30 Minutes Away
- Eco-Friendly and Sustainable
- Naturally Green Surroundings



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