

**940 WADSWORTH
LAKEWOOD 80214**

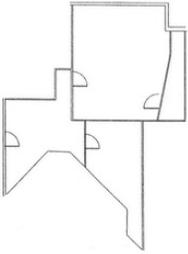


LEASING SPECIFICATIONS

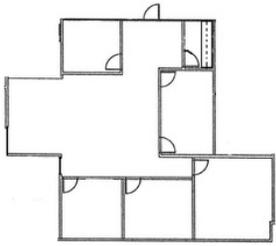
MAP

- LEASE RATE:** \$20.50/SF
- LEASE TERM:** 3YR MINIMUM
- STORIES:** 4
- PARKING:** 3.3 / 1,000
- YEAR BUILT:** 1983
- ELEVATOR:** YES - 2
- BUILDING AREA:** 40,848 SF
- ACCESS:** 6TH & WADSWORTH

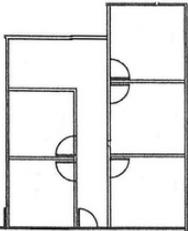


**SUITE 420 = 928 RSF**

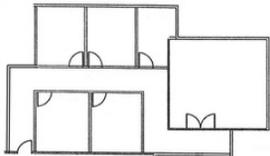
- **SMALL OFFICE FOR SINGLE USER**
- **COULD BE USED FOR 3 USERS**
- **1 WINDOW IN MAIN OFFICE**

**SUITE 310 = 1,674 RSF**

- **3 PRIVATE OFFICES WITH WINDOWS**
- **LARGE OPEN AREA**
- **CONFERENCE ROOM**
- **COPY ROOM**
- **STORAGE ROOM**

**SUITE 330 = 1,077 RSF**

- **5 PRIVATES - 3 WITH WINDOWS**
- **SMALL AREA OF STORAGE OR COPY MACHINE**
- **EFFICIENT FLOORPLAN**
- **CAN BE COMBINED WITH SUITE 340**

**SUITE 340 = 1,581 RSF**

- **5 PRIVATE OFFICES - 3 WITH WINDOWS**
- **LARGE UPGRADED CONFERENCE ROOM**
- **CAN BE COMBINED WITH SUITE 330**

**SUITE 210 = 2,640 RSF**

- **7 PRIVATE OFFICES - 4 WITH WINDOWS**
- **LARGE UPGRADED CONFERENCE ROOM**
- **SMALL KITCHENETTE**
- **SMALL STORAGE CLOSET**

PROPERTY HIGHLIGHTS

ABUNDANT FOOD AND RETAIL OPTIONS NEARBY

CLOSE PROXIMITY TO 6TH AVE

LESS THAN 10 MIN COMMUTE TO FOOTHILLS



LESS THAN 15 MIN COMMUTE TO CBD



ELEVATOR SERVED



ABUNDANT PARKING



READY TO RENT CONDITION

