



**GENESEE**  
COMMERCIAL  
GROUP, LLC

For Lease | Office

1350 Independence St.

Lakewood 80215



T. Blake Rogers - 720.530.5788  
tblakerogers@gcgcre.com

Tim P. Rogers - 303.641.4080  
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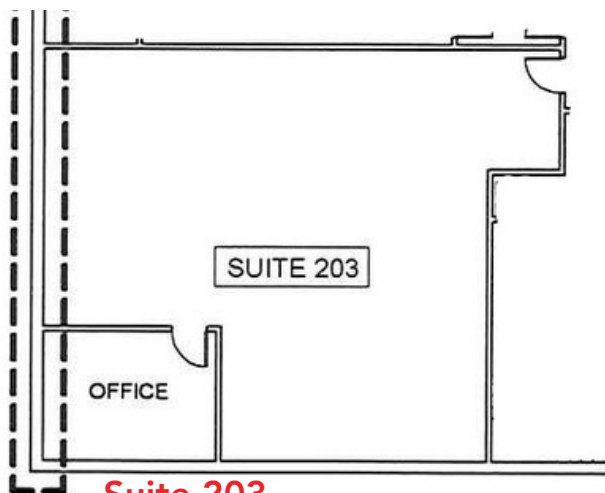
## Leasing Specifications

Lease Rate:	\$16.50/sf MG
Parking:	72 Spaces
Year Built:	1980
Elevator:	Yes (1)
Building Area:	23,673 sf
Access:	Colfax & Kipling
Stories	3
Lease Term:	3 Yrs Minimum

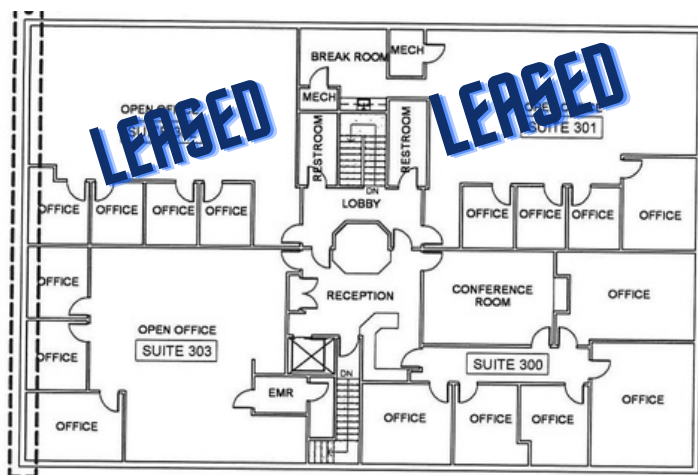


## AVAILABILITY

SUITE #	SIZE	DESCRIPTION
300	2,202 RSF	5 PRIVATES ON GLASS; RECEPTION; CONFERENCE ROOM
303	1,837 RSF	3 PRIVATES ON GLASS; LARGE OPEN AREA
203	1,743 RSF	1 PRIVATE; LARGE OPEN AREA



**Suite 203**  
1,743 rsf



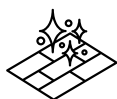
**Suite 300**  
2,202 rsf

**Suite 303**  
1,837 rsf

## Property Summation



Abundant Food and Retail Options Nearby



Updated Flooring



Less than 10 min commute to Foothills



Less than 15 min commute to CBD



Onsite Showers



Cat-6 Cable Available



TI Packages Available



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