



GENESEE
COMMERCIAL
GROUP, LLC

For SALE | Office

940 Wadsworth Blvd.

Lakewood 80214



T. Blake Rogers - 720.530.5788
tblakerogers@gcgcre.com

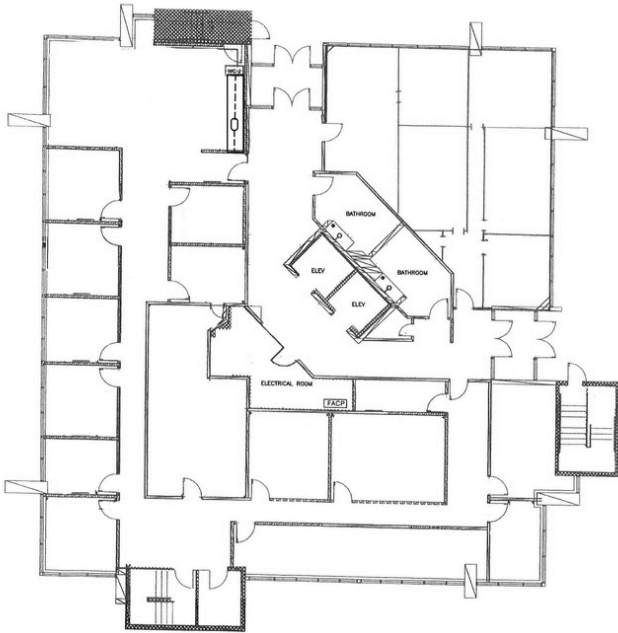
Tim P. Rogers - 303.641.4080
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Building Specifications

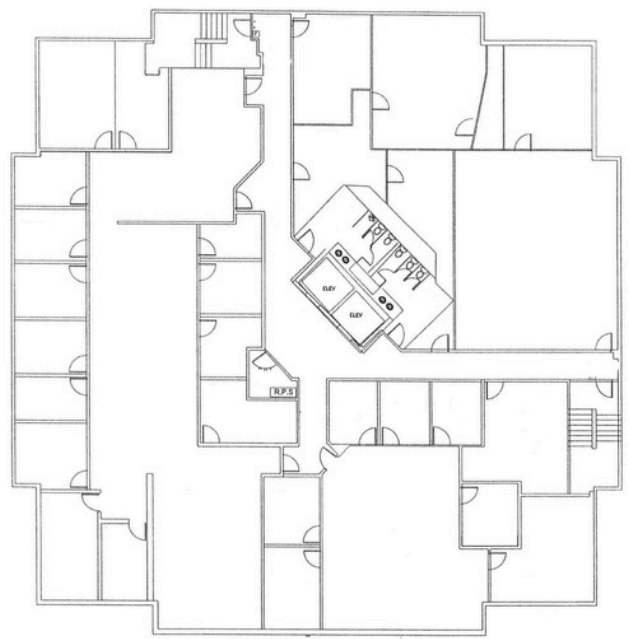
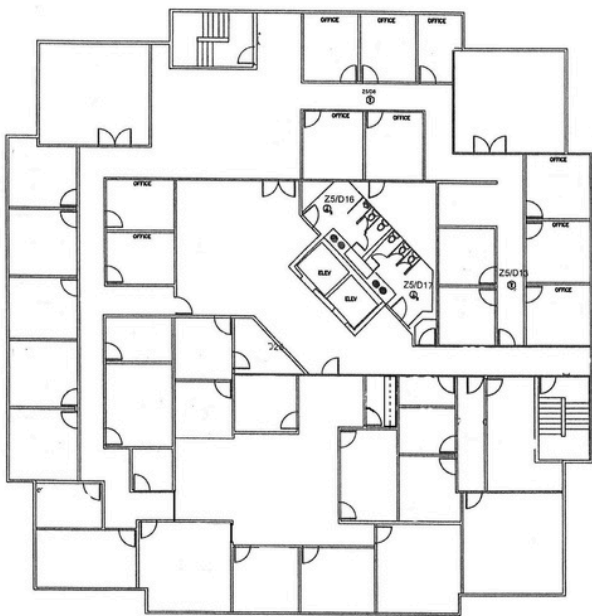
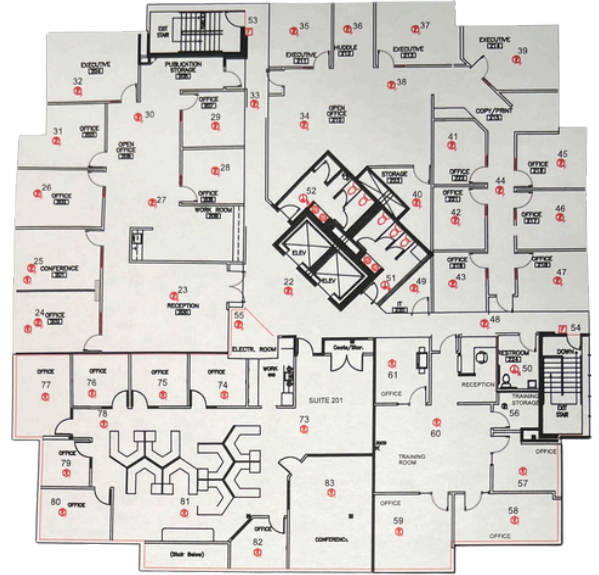
Sale Price:	\$5,585,000	Sprinklers:	No
Price/SF:	\$138	Elevators:	2
Building Area:	40,474 sf	Roof:	2018 (60ml TPO)
Floorplates:	10,118	Zoned:	M-G-U (Lakewood)
Lot Size:	2.25 AC	Taxes:	\$92,219.84 (2023)
Year Built:	1983	Vacancy:	14%

floorplans

1st floor



2nd floor



4th floor

3rd floor

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Genesee Commercial Group | 710 Kipling Street Suite 403 | Lakewood, CO 80215



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photos



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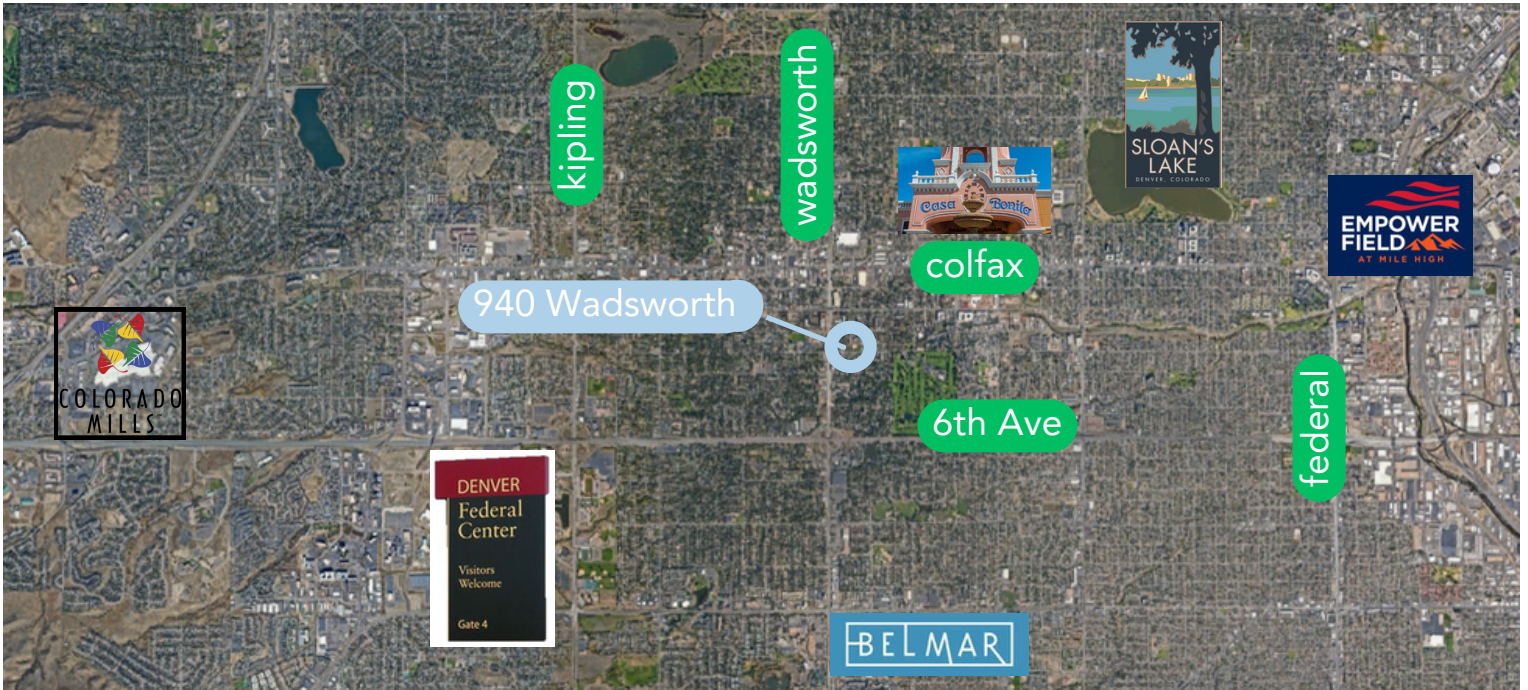
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maps



Property Summation



Abundant Food and Retail Options Nearby



Close Proximity to 6th Avenue



Less than 10 min commute to Foothills



Less than 15 min commute to CBD



Common Break Room/Kitchen



Abundant Parking



Ready to Rent Condition



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