



GENESEE
COMMERCIAL
GROUP, LLC

FOR LEASE / OFFICE

7125 W. JEFFERSON AVE.

LAKEWOOD 80235



T. Blake Rogers - 720.530.5788
tblakerogers@gcgcre.com

Tim P. Rogers - 303.641.4080
trogers@gcgcre.com

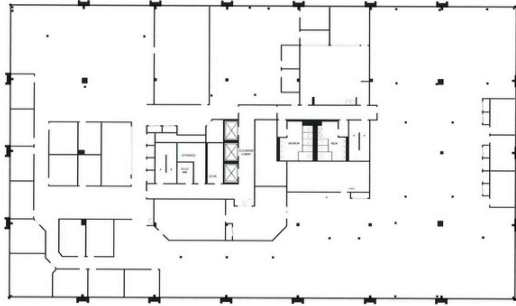
LEASING SPECIFICATIONS

Lease Rate:	\$15.00/sf FSG
Parking:	4/1000
Year Built:	1981
Elevator:	Yes (3)
Building Area:	99,992 rsf
Access:	Wadsworth & Hampden
Stories	4
Lease Term:	3 Yrs Minimum

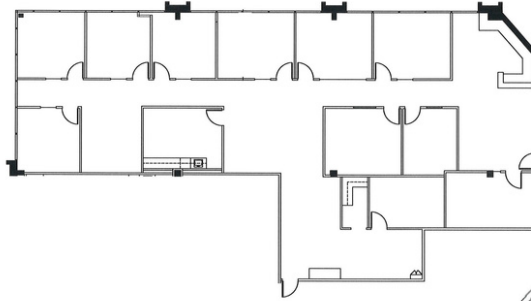


AVAILABILITY

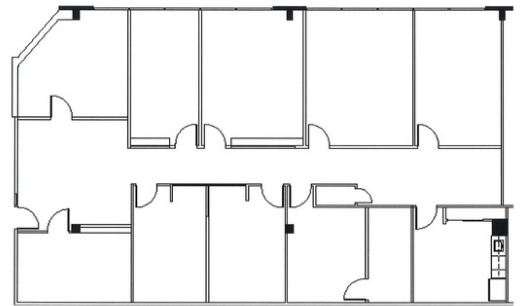
SUITE #	SIZE	DESCRIPTION
120	4,260 RSF	11 PRIVATES (6 ON GLASS); RECEPTION; CONFERENCE ROOM; BREAK ROOM
130	3,095 RSF	8 PRIVATES (5 ON GLASS); RECEPTION; CONF. ROOM; BREAK ROOM
110	7,183 RSF	7 PRIVATES ON GLASS; TRAINING ROOM; CONF. ROOM; BREAK ROOM
325	4,375 RSF	8 PRIVATES (3 ON GLASS); CONFERENCE ROOM; OPEN AREA
200	25,651 RSF	FULL FLOOR OPPORTUNITY WITH ABILITY TO CONFIGURE FLOOR AS NEEDED



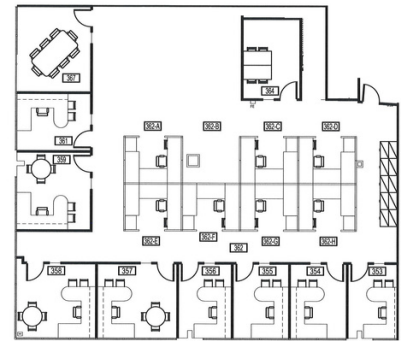
SUITE 200 25,651 RSF



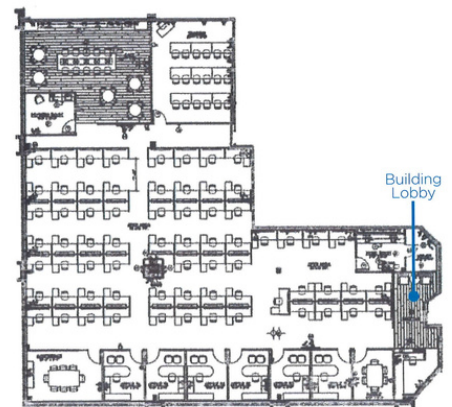
SUITE 120 4,260 RSF



SUITE 130 3,095 RSF



SUITE 325 4,375 RSF



SUITE 110 7,183 RSF



Property Summation



Abundant Food and Retail Options Nearby



Close Proximity to US-285 (Hampden)



Less than 10 min commute to Foothills



Less than 15 min commute to CBD



3 Elevators



Abundant Parking



TI Packages Available

T. Blake Rogers - 720.530.5788
tblakerogers@gcgcre.com

Tim P. Rogers - 303.641.4080
tprogers@gcgcre.com

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



GENESEEE
COMMERCIAL
GROUP, L.L.C.