

## 141 UNION BLVD

Lakewood, Colorado 80228

### PROPERTY FEATURES

- Great location south of 6th Ave along Union Blvd with good access to Denver Federal Center, St. Anthony Hospital, Downtown Denver and I-70
- Two blocks from light rail
- Corner suite; lots of glass; lobby exposure
- Building features dramatic two story atrium, common conference room, controlled access, shower facilities
- Walk to nearby restaurants; LePeep Restaurant on site
- Below market lease rate
- Landlord will extend lease term  
*Current lease term expires 12/31/2026*



### SUBLEASE SPECIFICATIONS

Available:	Suite 150	8,168 RSF
Date Available:		August 2025
Occupancy:		60 Days
Sublease Term Expires		12/31/2026
Sublease Rate:		\$23.50/RSF Gross

### BUILDING INFORMATION

Stories:	Four
Total Building SF:	65,008

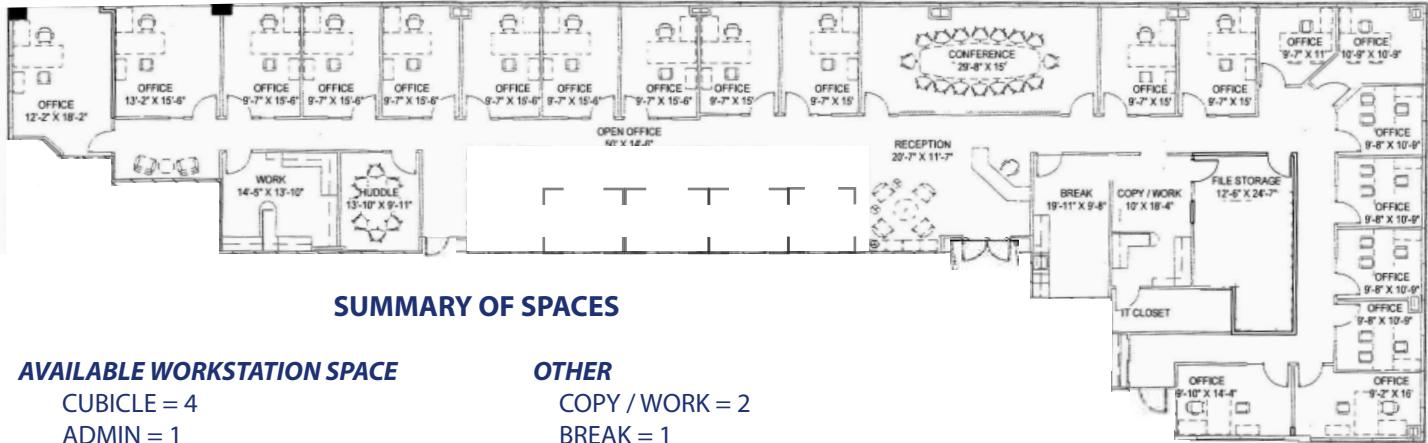
#### FOR MORE INFORMATION CONTACT:

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### SUMMARY OF SPACES

#### AVAILABLE WORKSTATION SPACE

CUBICLE = 4  
ADMIN = 1

#### ENCLOSED OFFICES

PRIVATE OFFICE = 20

#### CONFERENCE ROOMS

LARGE CONFERENCE = 1  
HUDDLE = 1

#### OTHER

COPY / WORK = 2  
BREAK = 1  
STORAGE = 1  
IT CLOSET = 1  
RECEPTION WITH LOUNGE SEATING = 1

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8,168 RSF**



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