



GENESEE
COMMERCIAL
GROUP, LLC

FOR LEASE | OFFICE

7175 W. JEFFERSON AVE.

LAKEWOOD 80235

1 BONUS YEAR
of Commission



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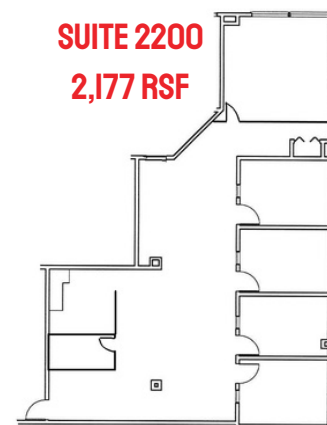
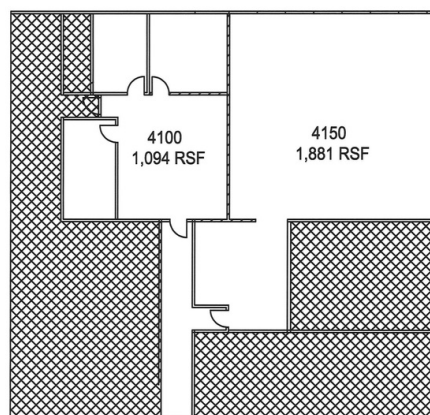
LEASING SPECIFICATIONS

Lease Rate:	\$14.00/sf FSG (as-is)
Parking:	4.7/1000
Year Built:	1985
Elevator:	Yes (2)
Building Area:	68,717 sf
Access:	Wadsworth & Hampden
Stories	4
Lease Term:	3 Yrs Minimum



AVAILABILITY

SUITE #	SIZE	DESCRIPTION
4000	2,260 RSF	4 PRIVATES (3 ON GLASS); RECEPTION; CONFERENCE ROOM; BREAK ROOM
4100	1,094 RSF	2 PRIVATES ON GLASS; STORAGE ROOM; LARGE OPEN AREA
4150	1,881 RSF	LARGE OPEN AREA - LANDLORD WILLING TO BUILD TO SUIT
4000-4100	5,230 RSF	7 PRIVATES (4 ON GLASS); RECEPTION; CONFERENCE ROOM; BREAK ROOM
2200	2,170 RSF	4 PRIVATES ON GLASS; OPEN AREA; CONFERENCE ROOM; BREAK ROOM



SUITE 4000
2,260 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



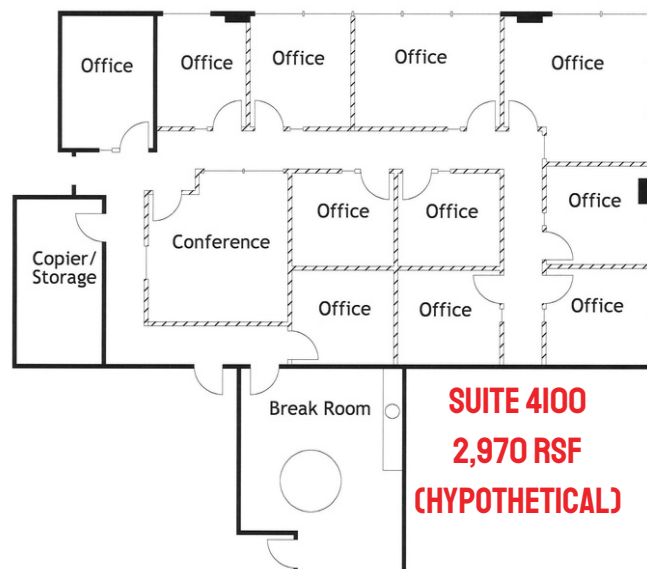
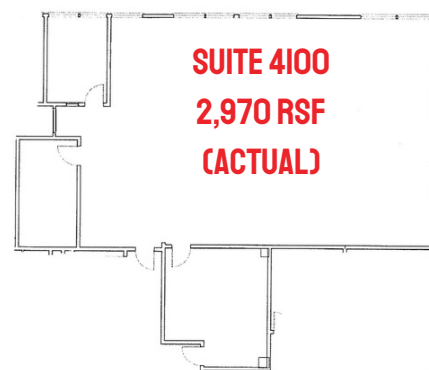
Onsite Showers



Abundant Parking



TI Packages Available



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