

200 UNION

200 Union Boulevard
Lakewood, CO 80228

FOR LEASE:

Two Prime 1,559 SF & 2,245 SF Restaurant Spaces Available Now | Fully Built-Out & Extraordinary Visibility Along Union Blvd.

Position your concept in one of Lakewood's most dynamic and established business corridors. These restaurant spaces at 200 Union Blvd are fully built-out, second-generation restaurant located in a proven co-tenancy lineup featuring 240 Union, Jason's Deli, Tuk Tuk Thai, Bread + Salt, We Knead Donuts and OPL Nail Salon.

With its strategic location near the Denver Federal Center & St. Anthony Hospital, the site benefits from strong weekday foot traffic, high-income nearby households, and a mix of professionals, medical workers, and recreational visitors.

Lease Rate: \$35.00/SF NNN



Contact us today to schedule a tour or discuss terms and availability. Spaces are available immediately.

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PROPERTY HIGHLIGHTS

- **Kitchen**
Second-generation, built-out with existing infrastructure
- **Visibility**
Excellent signage along Union Blvd
- **Co-Tenants**
240 Union, Jason's Deli Tuk Tuk Thai, Bread + Salt, We Knead Donuts and OPL Nails

PROPERTY FACTS

Availability	1,559-2,245 SF
Lease Rate	\$35.00/SF NNN
2025 Est. NNN's	\$13.98/SF
TI Allowance	Negotiable
Built / Renovated	1981 / 2012
Zoning	C-3
Parking	Ample shared surface parking

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PRIME LOCATION IN THE HEART OF GREEN MOUNTAIN

Located in the heart of Lakewood's Green Mountain district, 200 Union offers a rare opportunity to lease a fully built-out, second-generation restaurant spaces surrounded by strong daytime traffic, affluent neighborhoods, and active co-tenants including 240 Union, Jason's Deli Tuk Tuk Thai, Bread + Salt, We Knead Donuts and OPL Nails.

The spaces features a functional layout, built-in kitchen infrastructure, excellent signage opportunities, and flexible Tenant Improvement Allowance. With walkable access, nearby public transit, and consistent area draw from office users, medical centers, and regional parks, this is an ideal location for a fast-casual or sit-down operator looking to establish brand presence in a proven retail corridor.

WHY 200 UNION?

Located in Lakewood's Green Mountain neighborhood, 200 Union offers high visibility and accessibility at the heart of a thriving professional and lifestyle corridor. The location is ideal for fast-casual, health-forward, or local service operators seeking proximity to:

- St. Anthony Hospital

(Level 1 trauma center and major regional employer)

- Denver Federal Center

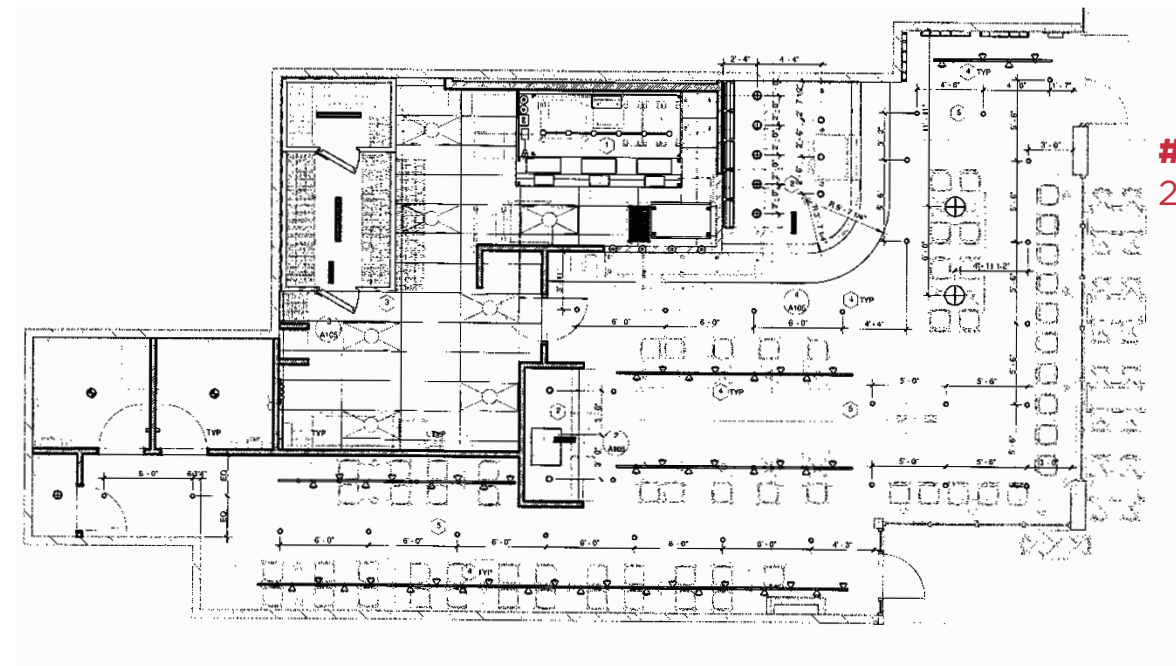
(Multiple agencies with thousands of employees)

- Federal Center Light Rail Station

- Red Rocks Amphitheater

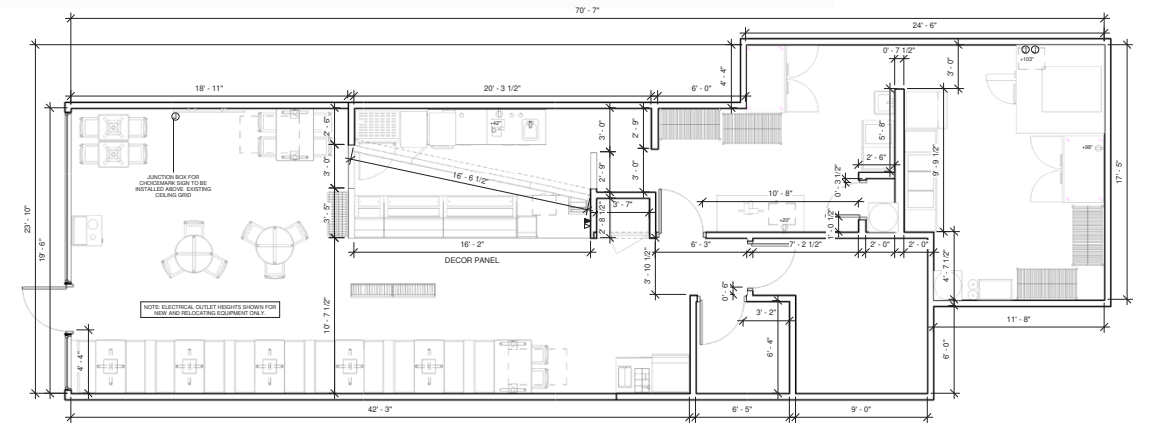
IDEAL FOR:

- Rotisserie or Flame-Grilled Chicken Concepts
- Mediterranean Bowls & Grill
- Indian-Inspired Curry or Tandoori Kitchen
- Middle Eastern Wrap & Rice Bowl Kitchen
- Health-Focused Grain Bowl Café
- Vegan and Plant-Based Specialty Café
- Latin Street Food or Modern Taco Kitchen
- Smoothie and Juice Bar
- Comfort Food Kitchen
- Signature Flatbread and Artisan Pizza Concepts
- Fresh Seafood or Poke Kitchen



#220
2,245 SF

#212
1,559 SF



CONTACT US FOR A TOUR

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LOCATION MAP & LANDMARKS

St. Anthony Hospital

Level 1 trauma center
and major regional employer

Denver Federal Center

Multiple federal agencies
with 6,000–8,000+ daytime
employees

Federal Center Light Rail Station

W Line access with strong
commuter volume

William Frederick Hayden Park and Bear Creek Lake Park

Red Rocks Amphitheater

Regional destination and event
venue drawing over 1 million
annual visitors



PRIME LOCATION IN THE HEART OF LAKEWOOD

The Union Boulevard corridor in Lakewood's Green Mountain neighborhood is a dynamic blend of professional, retail, and service-oriented businesses, offering both convenience and community engagement. This stretch is home to a variety of establishments, from medical and office spaces to car care centers and fitness studios.

With its strategic location near major roadways and public transit, the Union Boulevard corridor in Green Mountain serves as a hub for businesses and residents alike, offering a range of services and fostering a strong sense of community.

Outdoor enthusiasts will appreciate the proximity to William Frederick Hayden Park, the second-largest park in Lakewood, offering nearly 20 miles of multi-use trails, wildlife viewing opportunities, and panoramic vistas. Additionally, the neighborhood is conveniently located near Bear Creek Lake Park and Red Rocks Amphitheater, providing ample recreational and cultural experiences.