



GENESEE
COMMERCIAL
GROUP, LLC

For Lease | Office

940 Wadsworth Blvd.

Lakewood 80214



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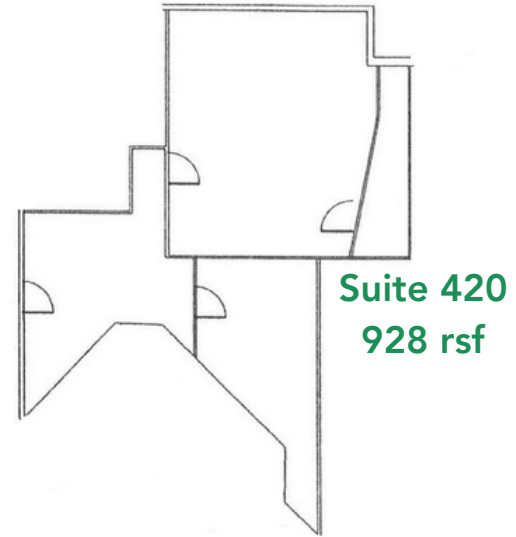
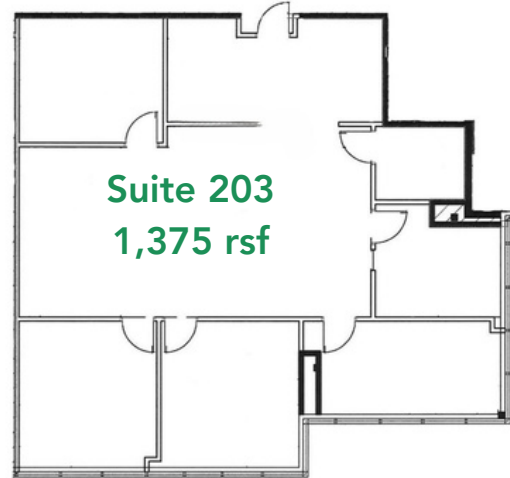
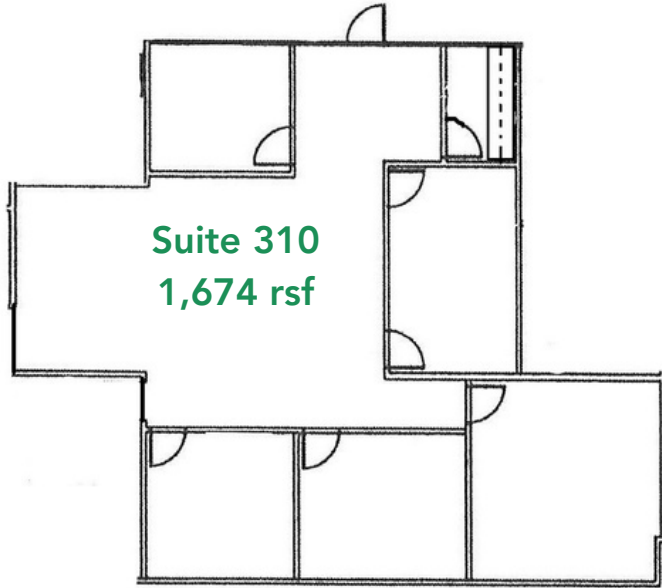
Leasing Specifications

Lease Rate: \$19.50 -21.50/sf FSG
Available SF: 928 rsf - 3,714 rsf
Parking: 3.3/1000
Year Built: 1983
Elevator: Yes (2)
Building Area: 40,474 sf
Access: 6th & Wadsworth



AVAILABILITY

SUITE #	SIZE	DESCRIPTION
203	1,375 RSF	4 PRIVATES (3 ON GLASS); CONF. ROOM; OPEN AREA; RECEPTION
310	1,674 RSF	3 PRIVATES ON GLASS; CONF. ROOM; OPEN AREA; RECEPTION
420	928 RSF	FUNCTIONING SOUND STUDIO; RECEPTION



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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