

# FOR LEASE OFFICE

PEAK  
CRE

7175 W JEFFERSON  
LAKEWOOD 80235



## LEASING SPECIFICATIONS

MAP

LEASE RATE: \$14.00/SF FSG (AS-IS)

LEASE TERM: 3YR MINIMUM

STORIES: 4

PARKING: 4.71/1000

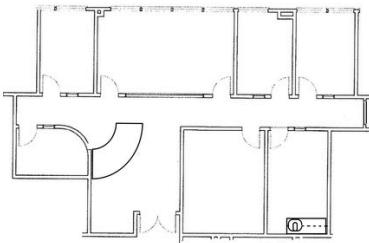
YEAR BUILT: 1985

ELEVATOR: YES - 2

BUILDING AREA: 68,717SF

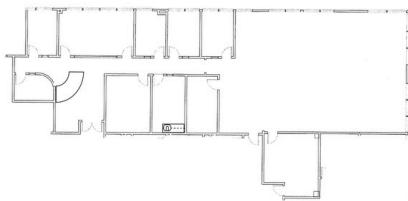
ACCESS: WADSWORTH & HAMPDEN





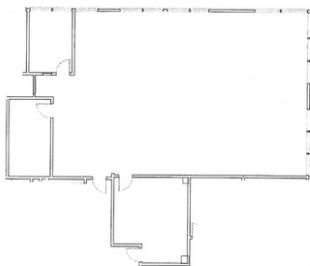
**SUITE 4000 = 2,260 RSF**

- 5 PRIVATES (3 ON GLASS)
- BREAK ROOM
- CONFERENCE ROOM
- RECEPTION



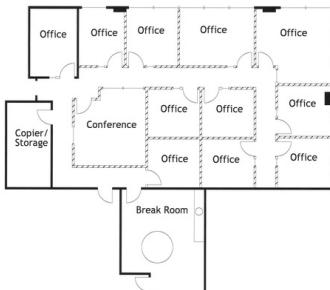
**SUITE 4000-4100 = 5,230 RSF**

- 7 PRIVATES (4 ON GLASS)
- BREAK ROOM
- CONFERENCE ROOM
- RECEPTION



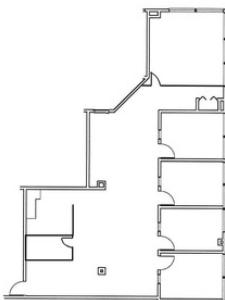
**SUITE 4100 = 2,970 RSF**

- 2 PRIVATES ON GLASS
- STORAGE ROOM
- CONFERENCE ROOM
- FLOORPLAN SHOWN IS CURRENT



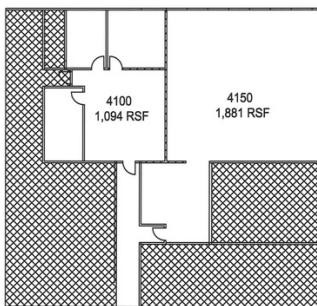
**SUITE 4100 = 2,970 RSF**

- 11 PRIVATES (7 ON GLASS)
- BREAK ROOM
- CONFERENCE ROOM
- STORAGE
- FLOORPLAN SHOWN IS HYPOTHETICAL



**SUITE 2200 = 2,170 RSF**

- 4 PRIVATES ON GLASS
- BREAK ROOM
- CONFERENCE ROOM
- BULLPEN AREA



**SUITE 4100 = 2,970 RSF**

- HYPOTHETICAL FLOORPLAN WHERE THIS SUITE IS BROKEN INTO 2 SMALLER SUITES

## PROPERTY HIGHLIGHTS

ABUNDANT FOOD AND RETAIL OPTIONS NEARBY



CLOSE PROXIMITY TO I-70



LESS THAN 10 MIN COMMUTE TO FOOTHILLS



LESS THAN 15 MIN COMMUTE TO CBD



ELEVATOR SERVED



ABUNDANT PARKING



READY TO RENT CONDITION

