

**FOR LEASE OFFICE**



**7175 W JEFFERSON  
LAKEWOOD 80235**



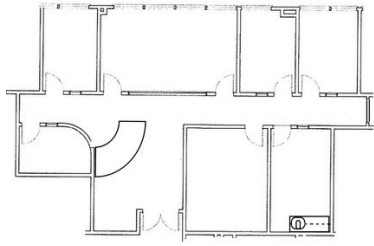
## **LEASING SPECIFICATIONS**

**MAP**

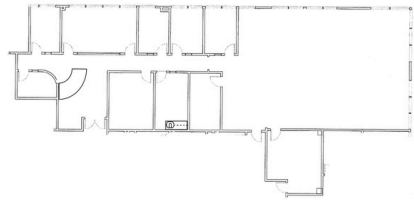
LEASE RATE:	\$14.00/SF FSG (AS-IS)
LEASE TERM:	3YR MINIMUM
STORIES:	4
PARKING:	4.71/1000
YEAR BUILT:	1985
ELEVATOR:	YES - 2
BUILDING AREA:	68,717SF
ACCESS:	WADSWORTH & HAMPDEN



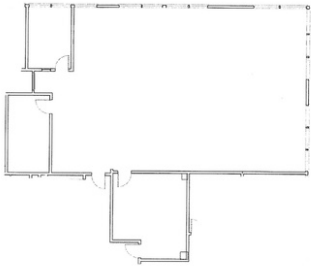




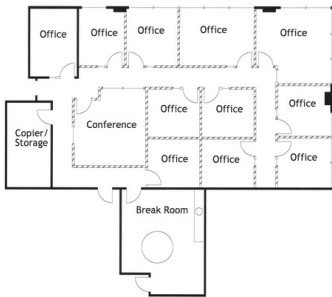
- SUITE 4000 = 2,260 RSF**
- 5 PRIVATES (3 ON GLASS)
  - BREAK ROOM
  - CONFERENCE ROOM
  - RECEPTION



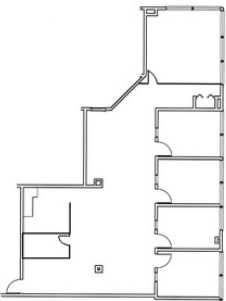
- SUITE 4000-4100 = 5,230 RSF**
- 7 PRIVATES (4 ON GLASS)
  - BREAK ROOM
  - CONFERENCE ROOM
  - RECEPTION



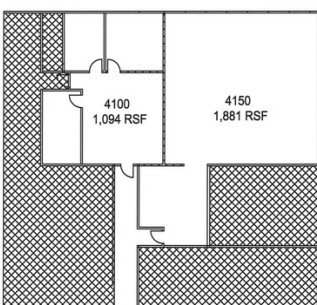
- SUITE 4100 = 2,970 RSF**
- 2 PRIVATES ON GLASS
  - STORAGE ROOM
  - CONFERENCE ROOM
  - FLOORPLAN SHOWN IS CURENT



- 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

