

**FOR LEASE OFFICE**



**1075 S. YUKON ST.  
LAKEWOOD 80226**

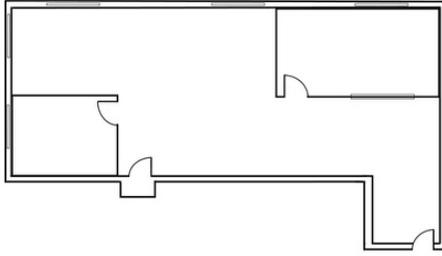


**LEASING SPECIFICATIONS**

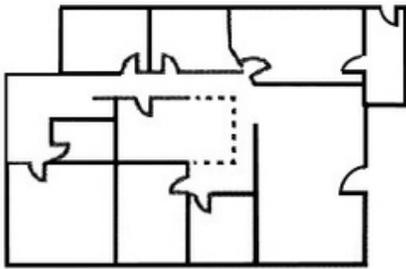
- LEASE RATE:** \$15 / SF FSG
- LEASE TERM:** 3YR MINIMUM
- STORIES:** 3 + BASEMENT
- PARKING:** 2.25 / 1000
- YEAR BUILT:** 1972
- ELEVATOR:** YES
- BUILDING AREA:** 56,413 SF
- ACCESS:** WADSWORTH & MISSISSIPPI

**MAP**

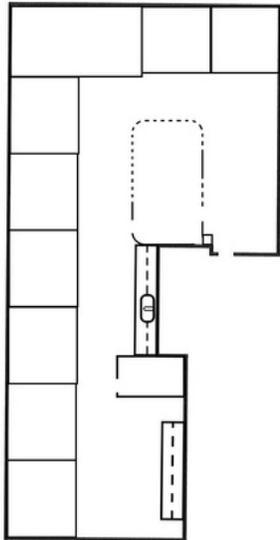




- SUITE 250 = 1,553 RSF**
- 2 PRIVATES ON GLASS
  - OPEN BULLPEN AREA
  - STORAGE CLOSET
  - UPGRADED FINISHES



- SUITE 100 = 1,983 RSF**
- 5 PRIVATES (3 ON GLASS)
  - RECEPTION AREA
  - STORAGE CLOSET
  - CONFERENCE ROOM



- SUITE 305 = 3,209 RSF**
- 9 PRIVATES ON GLASS
  - RECEPTION AREA
  - CONFERENCE ROOM
  - KITCHENETTE

## PROPERTY HIGHLIGHTS

ABUNDANT FOOD AND RETAIL OPTIONS NEARBY



CLOSE PROXIMITY TO 6<sup>TH</sup> AVE



LESS THAN 10 MIN COMMUTE TO FOOTHILLS



LESS THAN 15 MIN COMMUTE TO CBD



ELEVATOR SERVED



ABUNDANT PARKING



READY TO RENT CONDITION

