



**GENESEE
COMMERCIAL
GROUP, LLC**

For Lease | Office

7175 W. Jefferson Ave.

Lakewood 80235



T. Blake Rogers - 720.530.5788
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Leasing Specifications

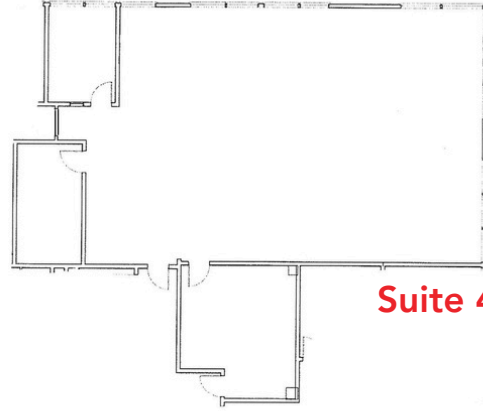
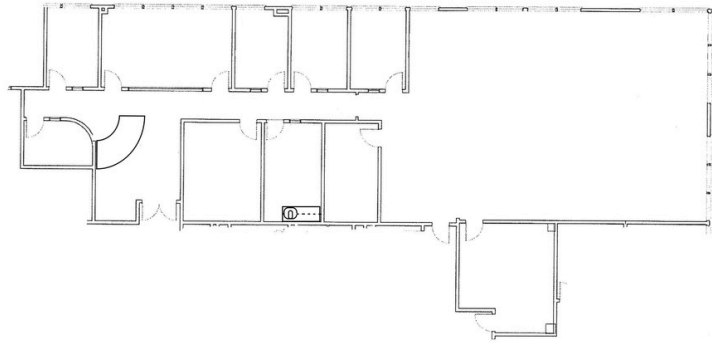
Lease Rate:	\$15.00/sf FSG
Parking:	4.7/1000
Year Built:	1985
Elevator:	Yes (2)
Building Area:	68,717 sf
Access:	Wadsworth & Hampden
Stories	4
Lease Term:	3 Yrs Minimum



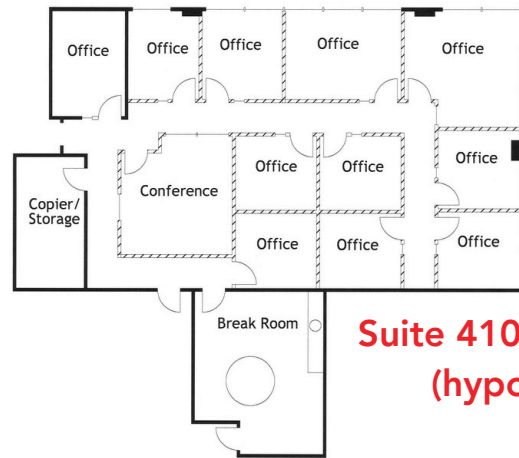
AVAILABILITY

SUITE #	SIZE	DESCRIPTION
4000	2,260 RSF	4 PRIVATES (3 ON GLASS); RECEPTION; CONFERENCE ROOM; BREAK ROOM
4100	2,970 RSF	2 PRIVATES; RECEPTION; LARGE OPEN AREA
4000-4100	5,230 RSF	7 PRIVATES (4 ON GLASS); RECEPTION; CONFERENCE ROOM; BREAK ROOM

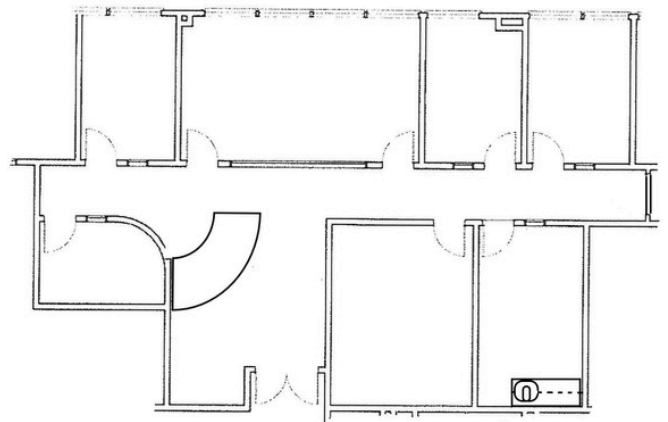
Suite 4000-4100 5,230 rsf



**Suite 4100 2,970 rsf
(actual)**



**Suite 4100 2,970 rsf
(hypothetical)**



Suite 4000 2,260 rsf

Property Summation



Abundant Food and Retail Options Nearby



Close Proximity to US-285 (Hampden)



Less than 10 min commute to Foothills



Less than 15 min commute to CBD



Onsite Showers



Abundant Parking



TI Packages Available



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