



GENESEE
COMMERCIAL
GROUP, LLC

For Lease | Office

940 Wadsworth Blvd.

Lakewood 80214



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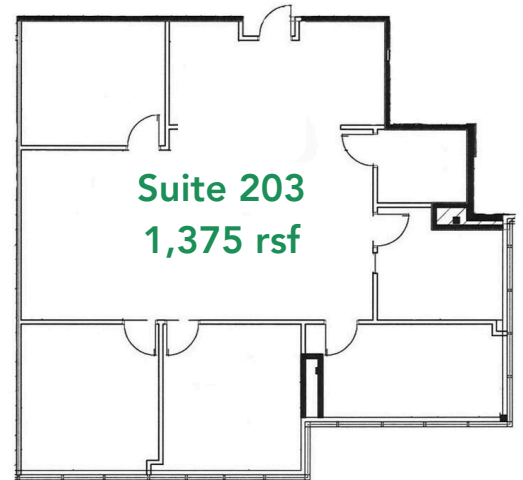
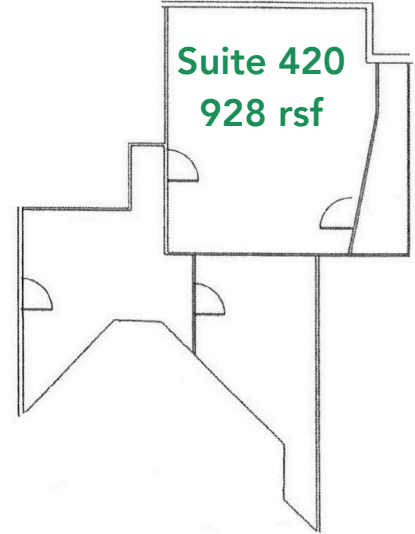
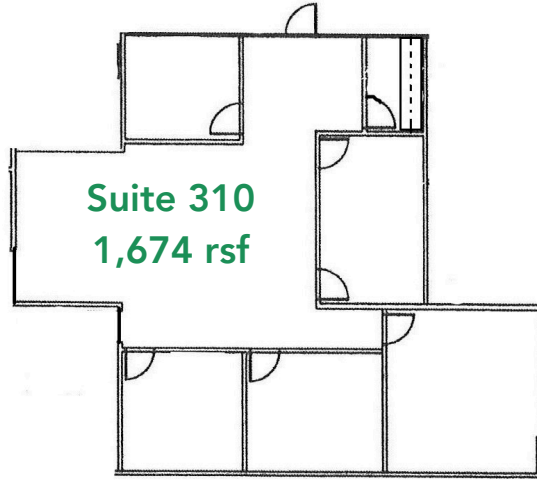
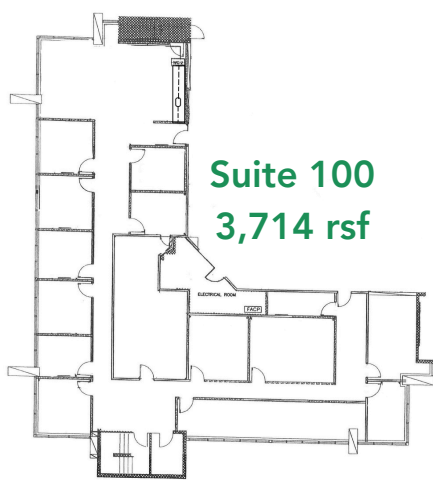
Leasing Specifications

- Lease Rate: \$19.50 -21.50/sf FSG
- Available SF: 1,674rsf - 3,714 rsf
- Parking: 3.3/1000
- Year Built: 1983
- Elevator: Yes (2)
- Building Area: 37,500 sf
- Access: 6th & Wadsworth



AVAILABILITY

SUITE #	SIZE	DESCRIPTION
100	3,714 RSF	11 PRIVATES (6 ON GLASS); LARGE CONF. ROOM; OPEN AREA; STORAGE
310	1,674 RSF	3 PRIVATES ON GLASS; CONF. ROOM; OPEN AREA; RECEPTION
420	928 RSF	FUNCTIONING SOUND STUDIO; RECEPTION
203	1,375 RSF	4 PRIVATES (3 ON GLASS); CONF. ROOM; OPEN AREA; 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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