



GENESEE
COMMERCIAL
GROUP, LLC

FOR LEASE / OFFICE

7125 W. JEFFERSON AVE.

LAKEWOOD 80235

1 BONUS YEAR
of Commission



T. Blake Rogers - 720.530.5788
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Tim P. Rogers - 303.641.4080
trogers@gcgcre.com

LEASING SPECIFICATIONS

Lease Rate: See Page 2
Parking: 4/1000
Year Built: 1981
Elevator: Yes (3)
Building Area: 99,992 rsf
Access: Wadsworth & Hampden
Stories: 4
Lease Term: 3 Yrs Minimum



RATES AND LEASE TERMS

AS-IS

3 Years	\$15/sf FSG
5 Years	\$13/sf FSG
10 Years	\$10/sf FSG

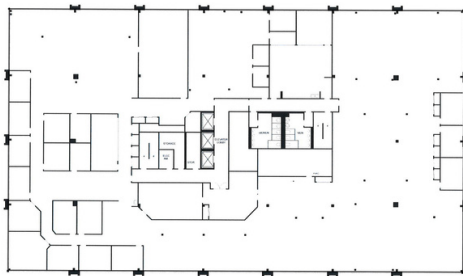
CARPET/PAINT MINOR TI

3 Years	\$17/sf FSG
5 Years	\$15/sf FSG
10 Years	\$13/sf FSG

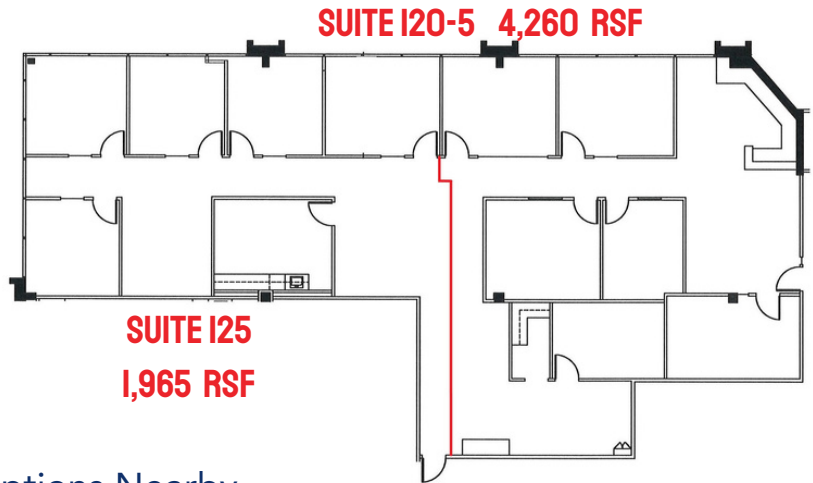
PERMITTED TI

3 Years	\$21/sf FSG
5 Years	\$21/sf FSG
10 Years	\$21/sf/ FSG

** All Rates are Full Service Gross. Free Rent available on leases of 5 years or longer



SUITE 200 25,651 RSF



SUITE 120-5 4,260 RSF

**SUITE 125
1,965 RSF**

**SUITE 120
2,295 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



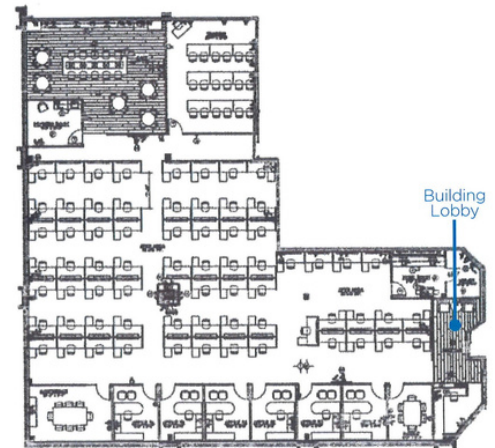
3 Elevators



Abundant Parking



TI Packages Available



**SUITE 110 7,183 RSF
SPEC SUITE
FURNITURE INCLUDED**

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