

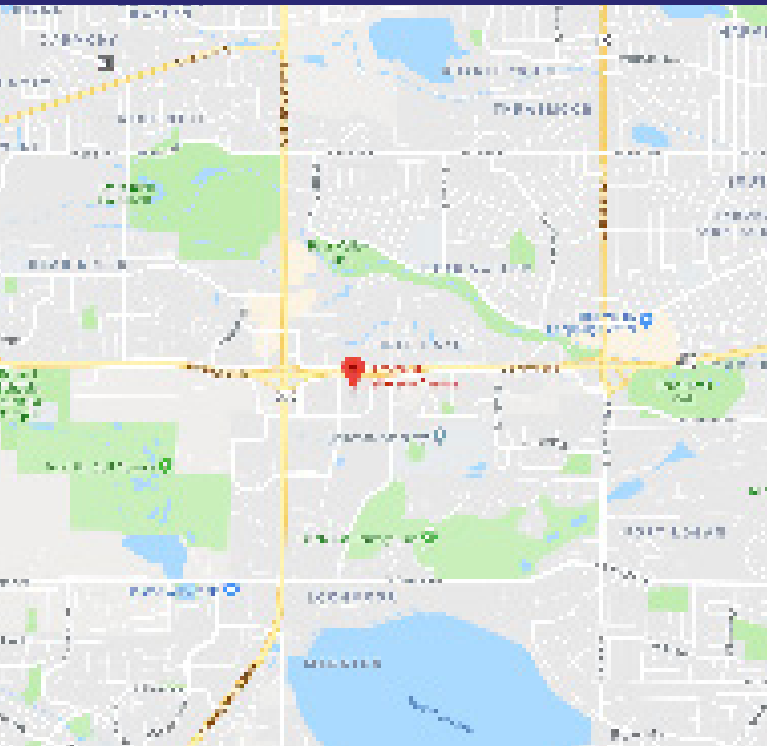


UNDER NEW OWNERSHIP

7175 W. JEFFERSON AVENUE
Lakewood, Colorado 80235

PROPERTY FEATURES

- New Aggressive Local Ownership
- Onsite Showers
- Located Conveniently at US 285 & Wadsworth
- Plenty of Parking
- Walking Distance to 5 Hotels
- Creative Outside-the-Box Approach to Deals



BUILDING SPECIFICATIONS

Building Area:	68,717 SF
Number of Stories:	Four
Year Built:	1985
Parking:	4.7/1,000 SF
Access:	Wadsworth/Hampden
Lease Rates:	\$15.00/RSF FSG
Lease Term:	3 - 10 Years
Tenant Improvements:	Negotiable

FOR MORE INFORMATION CONTACT:

T. BLAKE ROGERS

tblakerogers@gcgcre.com | 720.476.5227

TIM P. ROGERS

tprogers@gcgcre.com | 720.476.5225

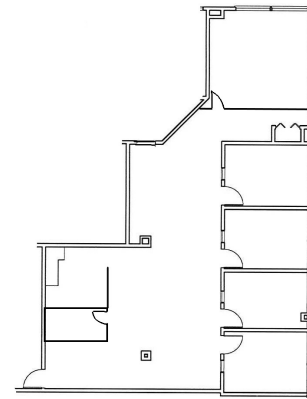
AVAILABILITY

SUITE #	SIZE	DESCRIPTION
1500	1,370 RSF	3 Privates (2 on Glass); Conference Room; Reception
1600	2,067 RSF	6 Privates (4 on Glass); Reception; Break Room
1300	2,777 RSF	8 Privates (6 on Glass); Reception; Break Room, Conference Room
2200	2,177 RSF	5 Privates on Glass; Break Room; Storage Closet; Bullpen

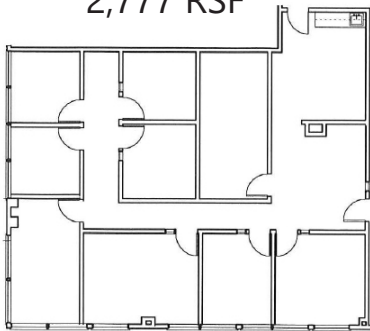
FIRST FLOOR



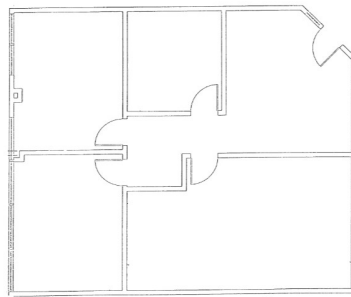
SUITE 2200 2,177 RSF



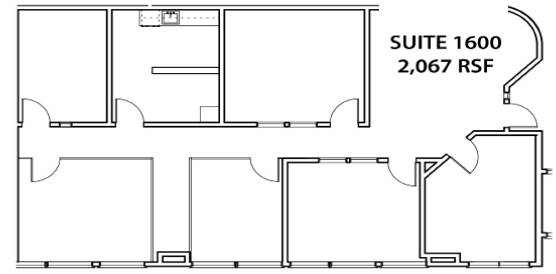
SUITE 1300 2,777 RSF



SUITE 1500 1,370 RSF



SUITE 1600 2,067 RSF



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

FOR MORE INFORMATION CONTACT:

T. BLAKE ROGERS

tblakerogers@gcgcre.com | 720.476.5227

TIM P. ROGERS

tprogers@gcgcre.com | 720.476.5225