



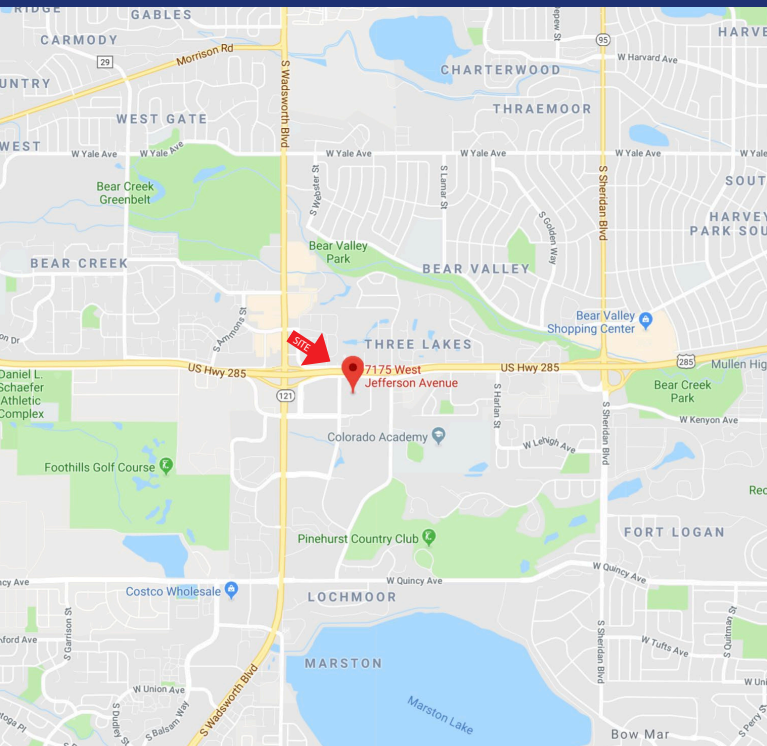
**UNDER NEW OWNERSHIP**

## 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

<b>Building Area:</b>	68,717 SF
<b>Number of Stories:</b>	Four
<b>Year Built:</b>	1985
<b>Parking:</b>	4.7/1,000 SF
<b>Access:</b>	Wadsworth/Hampden
<b>Lease Rates:</b>	See Page 2
<b>Lease Term:</b>	3 - 10 Years
<b>Tenant Improvements:</b>	Negotiable

**FOR MORE INFORMATION CONTACT:**

**T. BLAKE ROGERS**

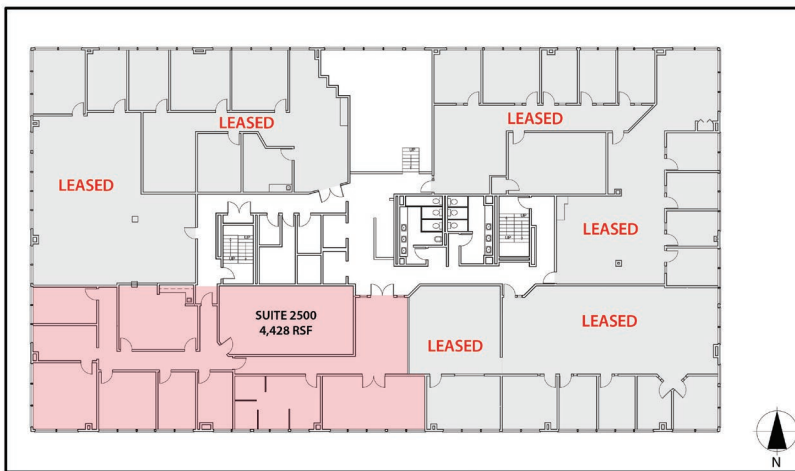
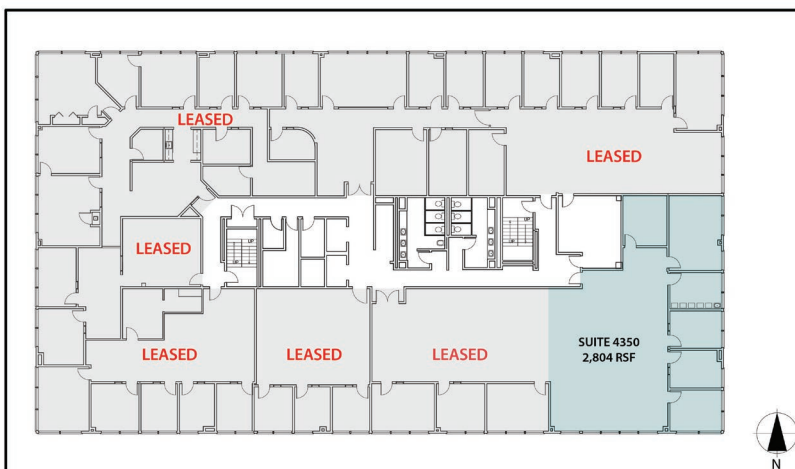
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**AVAILABILITY**

SUITE #	SIZE	DESCRIPTION
4350	2,804 RSF	5 Privates (4 on Glass); 1 Conference Room; Large Open Area; Break Room
2500	4,428 RSF	7 Privates on Glass; Open Area; Break Room

**FLOOR 2**

**FLOOR 4**

**LEASE RATES**
**AS-IS**

3 Year Term:	\$12.00/SF FSG
5 Year Term:	\$10.00/SF FSG
10 Year Term:	\$8.50/SF FSG

**CARPET & PAINT & MINOR TI**

3 Year Term:	\$14.00/SF FSG
5 Year Term:	\$12.00/SF FSG
10 Year Term:	\$10.00/SF FSG

**PERMITTED TENANT IMPROVEMENT**

3 Year Term:	\$16.50/SF FSG
5 Year Term:	\$15.00/SF FSG
10 Year Term:	\$13.50/SF FSG

\*Custom Tenant Finish packages available

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.

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