



GENESEE
COMMERCIAL
GROUP, LLC

For Lease | Office

7175 W. Jefferson Ave.

Lakewood 80235



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Tim P. Rogers - 303.641.4080
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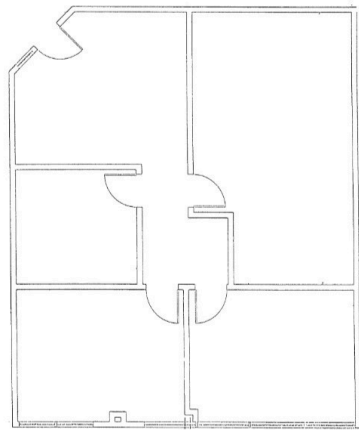
Leasing Specifications

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

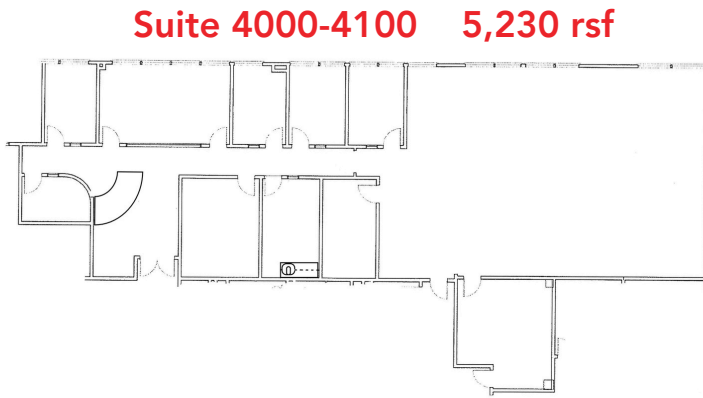


AVAILABILITY

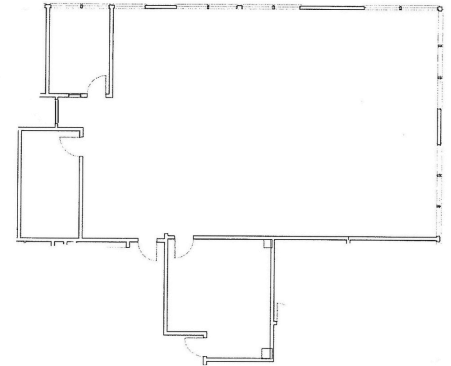
SUITE #	SIZE	DESCRIPTION
1500	1,307 RSF	3 PRIVATES (2 ON GLASS); RECEPTION; CONFERENCE ROOM
4000	2,260 RSF	4 PRIVATES (3 ON GLASS); RECEPTION; CONFERENCE ROOM; BREAK ROOM
4000-4100	5,230 RSF	7 PRIVATES (4 ON GLASS); RECEPTION; CONFERENCE ROOM; BREAK ROOM
4100	2,970 RSF	2 PRIVATES; RECEPTION; LARGE OPEN AREA



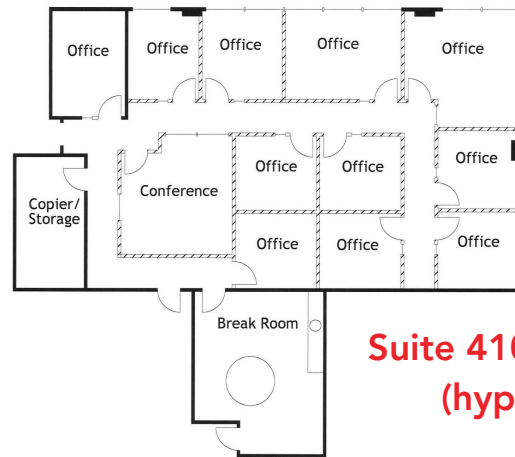
Suite 1500 1,307 rsf



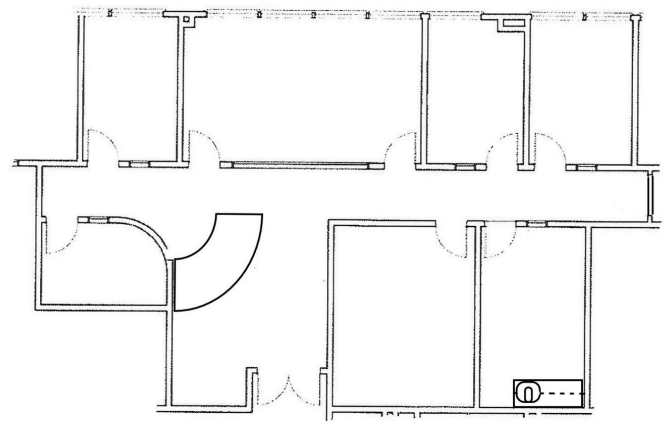
Suite 4000-4100 5,230 rsf



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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