

**12345 WEST ALAMEDA PARKWAY**  
Lakewood, Colorado 80228**PROPERTY FEATURES**

- **Broker incentives available**
- Great Lakewood location near 6th Ave. and Union Boulevard
- Near the West Light Rail Station, St. Anthony's Hospital and the Denver Federal Center
- High quality building with renovated common areas
- Landlord will provide tenant finish
- On-site property management
- On-site conference facility
- 2021 Energy Star Certified Building

**PROPERTY SPECIFICATIONS**

<b>Available:</b>	Suite 204	3,028 RSF
	Suite 208	2,859 RSF
	Suite 210	1,489 RSF
	Suites 208/210	4,305 RSF
	Suite 301	3,039 RSF
<b>Lease Rate:</b>		\$18.00-\$19.00/SF FSG
<b>Lease Term:</b>		3-5 Years
<b>Building Area:</b>		75,000 SF
<b>Number of Stories:</b>		Three
<b>Elevator:</b>		Yes
<b>Year Built:</b>		1980
<b>Parking:</b>		5/1,000 RSF

**FOR MORE INFORMATION CONTACT:****JAMIE MACBETH**

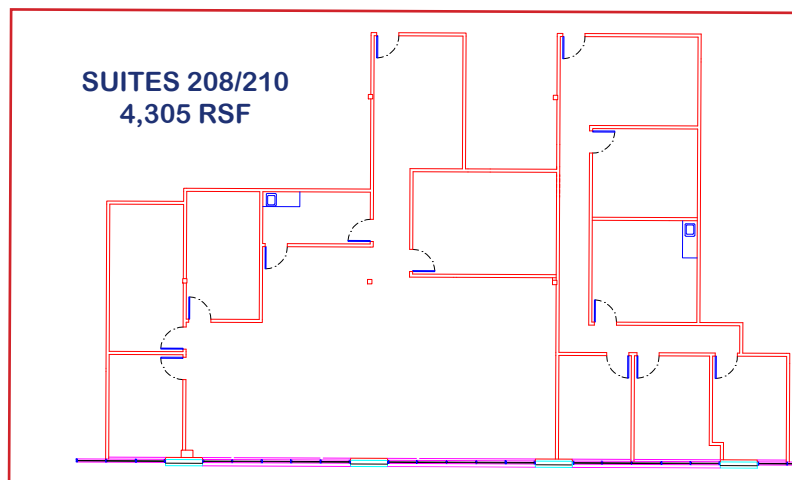
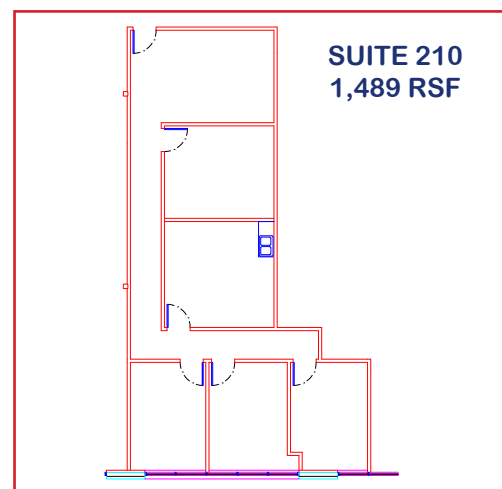
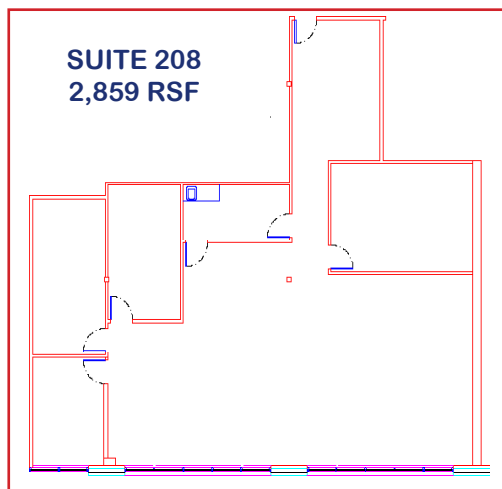
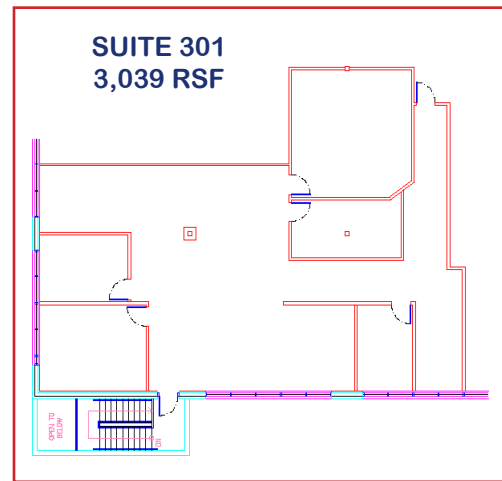
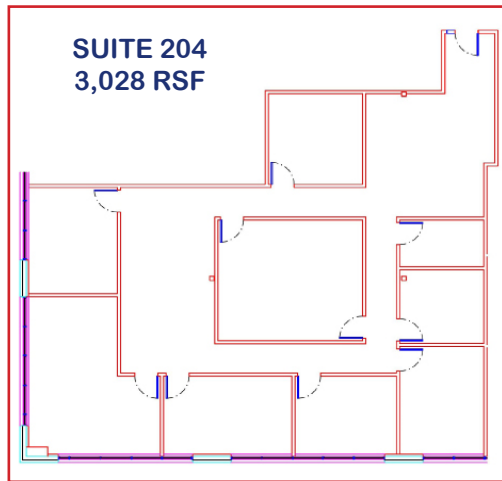
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