

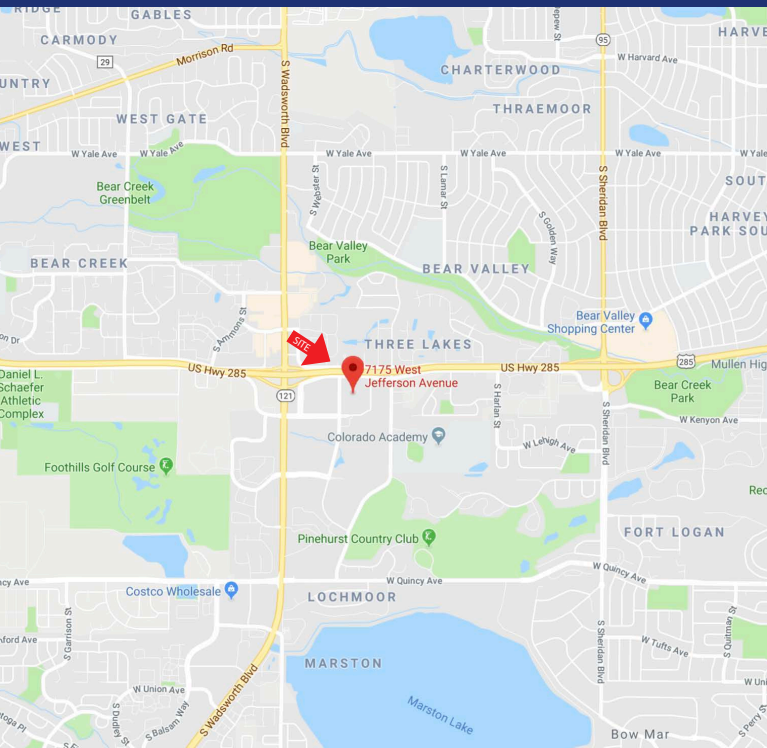


UNDER NEW OWNERSHIP

7175 W. JEFFERSON AVENUE Lakewood, Colorado 80235

PROPERTY FEATURES

- Office Suites from 600 - 17,920 RSF
- 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 - \$19.00 FSG
Lease Term:	3 - 10 Years
Tenant Improvements:	Negotiable

FOR MORE INFORMATION CONTACT:

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TIM P. ROGERS

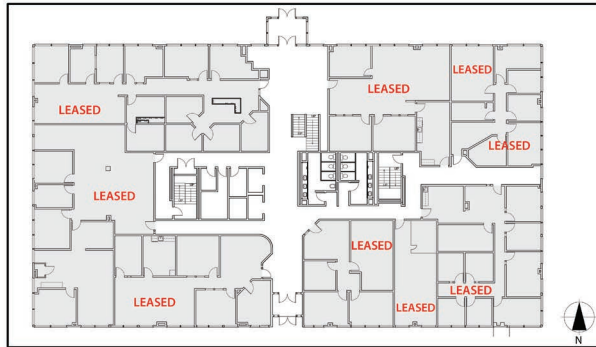
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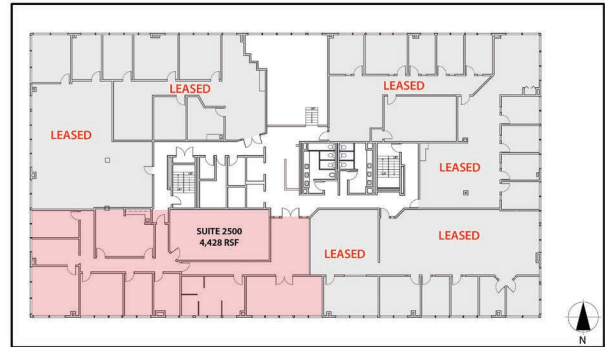
AVAILABILITY

SUITE #	SIZE	DESCRIPTION
3rd Floor	17,920 RSF	Full Floor Available
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

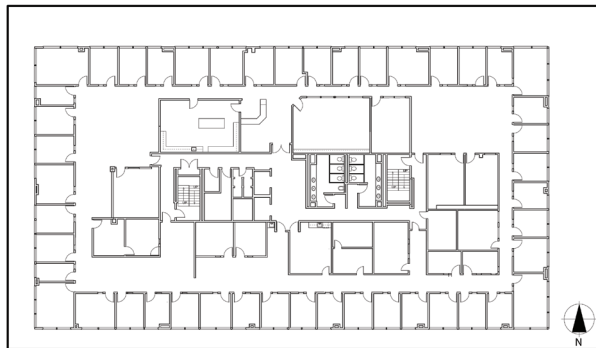
FLOOR 1



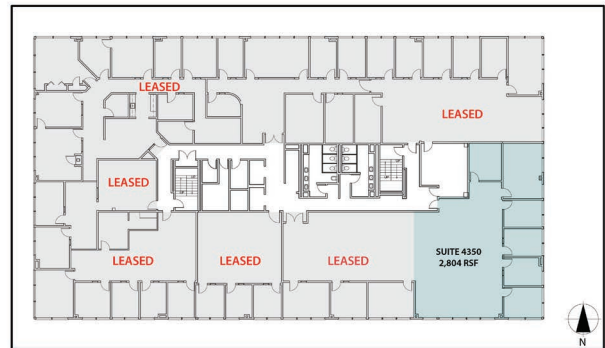
FLOOR 2



FLOOR 3



FLOOR 4



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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