



3605 S. TELLER STREET
Lakewood, Colorado 80235



NEW REDUCED PRICE

PROPERTY FEATURES

- Contemporary design features
- Wired for redundant power
- Secured covered parking
- Located within the Academy Park Business Park
- Convenient access via Wadsworth and Hampden
- Numerous nearby amenities and services
- Professionally maintained, covenant controlled business park
- Suitable for a variety of professional uses

BUILDING SPECIFICATIONS

Sale Price:	\$2,495,000	Elevator:	One
Sale Price per SF:	\$97.53	Parking Ratio:	46 surface; 38 covered
Building Size:	25,583 SF	Expenses:	\$6.38/SF (2016)
Land Area:	42,907 SF	Zoned:	P.D.
Year Built:	1984	Fire Suppression:	Wet
Stories:	3	Floor Plan:	Private Offices and Open Area

FOR MORE INFORMATION CONTACT:

TIM P. ROGERS

tprogers@gcgcre.com | 720.476.5225

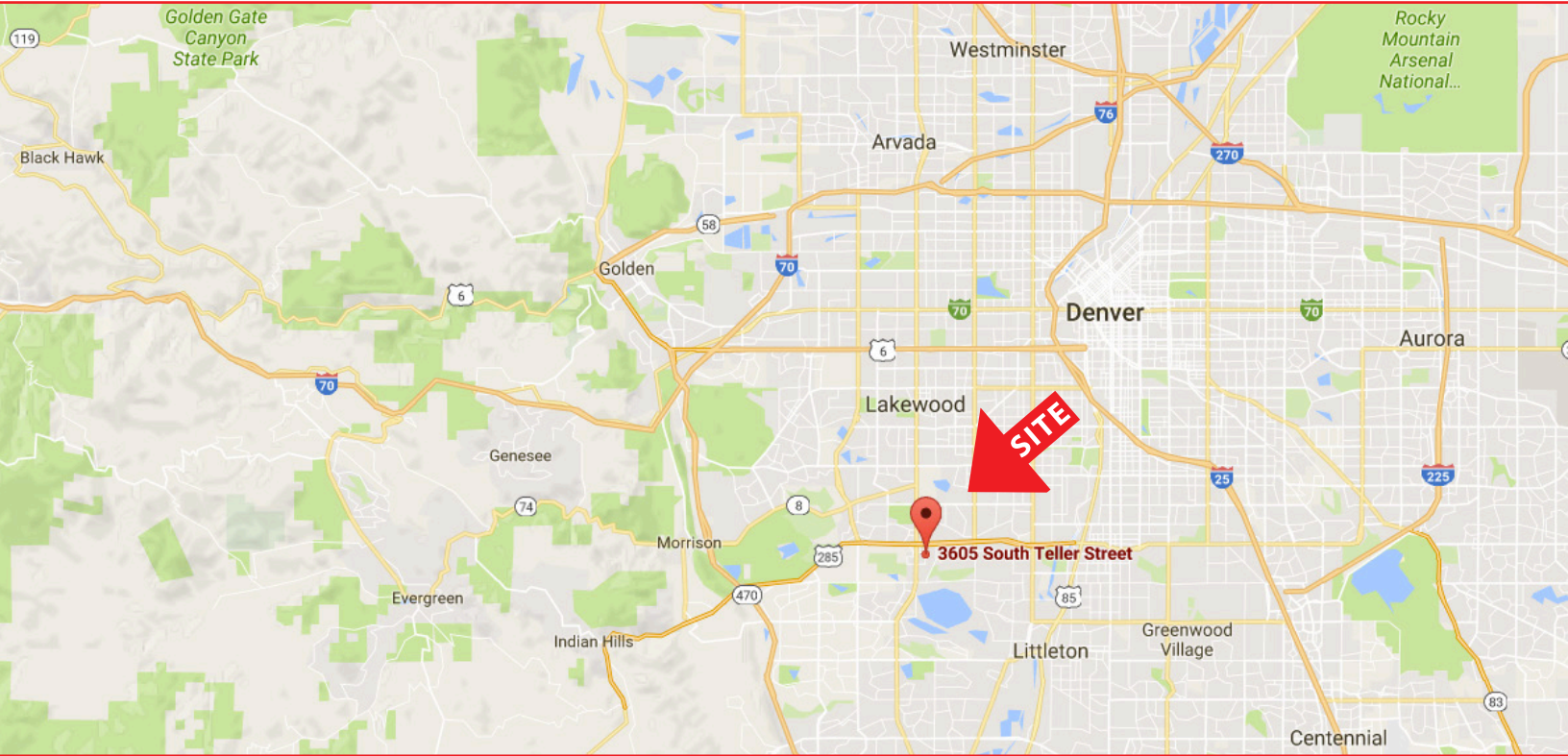
JAMIE MACBETH

jmacbeth@gcgcre.com | 720.476.5229



GENESEE
COMMERCIAL
GROUP, LLC

3605 S. TELLER STREET
Lakewood, Colorado 80235



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:

TIM P. ROGERS

tprogers@gcgcre.com | 720.476.5225

JAMIE MACBETH

jmacbeth@gcgcre.com | 720.476.5229