

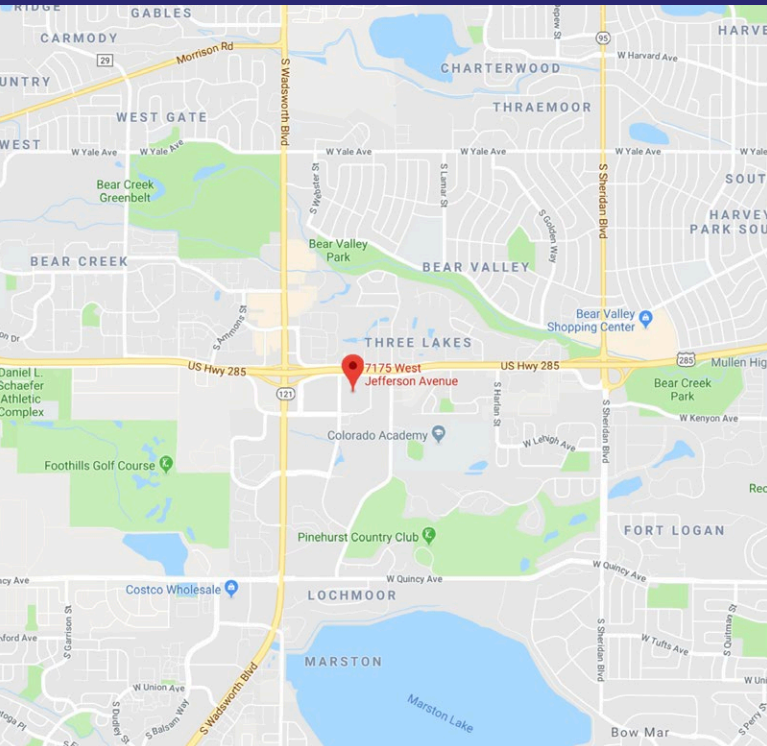


UNDER NEW OWNERSHIP

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

Building Area:	68,717 SF
Number of Stories:	Four
Year Built:	1985
Parking:	4.7/1,000 SF
Access:	Wadsworth/Hampden
Lease Rates:	\$16.00/RSF FSG
Lease Term:	3 - 10 Years
Tenant Improvements:	Negotiable

FOR MORE INFORMATION CONTACT:

T. BLAKE ROGERS

tblakerogers@gcgcre.com | 720.476.5227

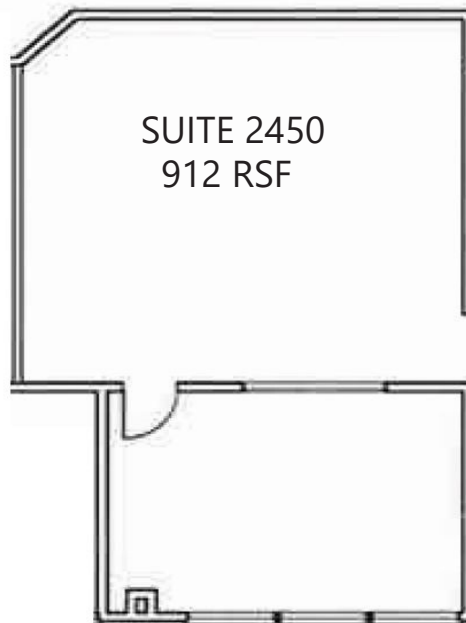
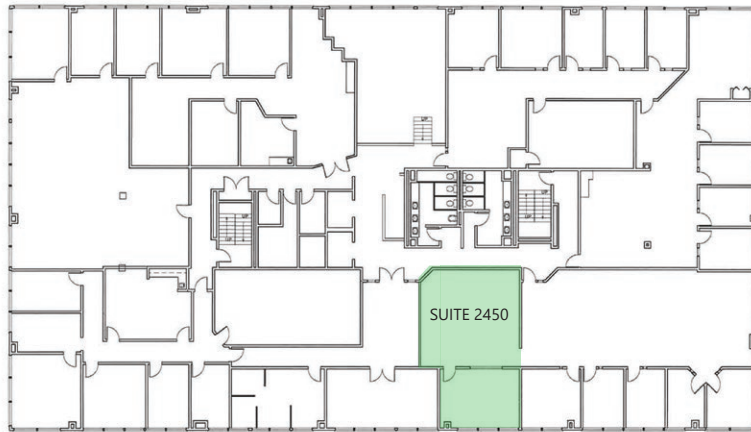
TIM P. ROGERS

tprogers@gcgcre.com | 720.476.5225

AVAILABILITY

SUITE #	SIZE	DESCRIPTION
2450	912 RSF	1 Private on Glass; Large Open Area

SECOND FLOOR



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:

T. BLAKE ROGERS

tblakerogers@gcgcre.com | 720.476.5227

TIM P. ROGERS

tprogers@gcgcre.com | 720.476.5225