

FOR LEASE

OFFICE

1350 Independence Street Lakewood, CO 80215



PROPERTY FEATURES

- New updated floor coverings
- All new finishes throughout
- Updated restrooms with shower
- Common conference room
- Wired for CAT 6 cable
- Restaurants, retail and nearby amenities

PROPERTY SPECIFICATIONS

| Availability: | 1,743 - 4,345 RSF (can divide) |
|----------------|--------------------------------------|
| Building Size: | 23,673 SF |
| Parking: | 72 Spaces |
| Year Built: | 1980 |
| Year Updated: | 2019 - \$800,000+ spent |
| Elevator: | Yes |
| Rates: | Based on TI and Term (see page 2) |

FOR MORE INFORMATION CONTACT:

T. BLAKE ROGERS tblakerogers@gcgcre.com | 720.476.5227 TIM P. ROGERS tprogers@gcgcre.com | 720.476.5225

GENESEE COMMERCIAL GROUP, LLC 710 KIPLING STREET, SUITE 403 LAKEWOOD, COLORADO 80215 WWW.GCGCRE.

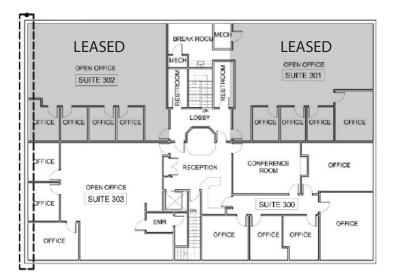


1350 Independence Street LAKEWOOD, CO 80215

Availability:

Third Floor

- <u>Suite 300</u> 2,202 RSF \$16.50/RSF MG
 5 Privates on glass, conference room, reception area
- <u>Suite 303</u> 1,837 RSF \$16.50/RSF MG
 3 Private offices on glass, large open area







FOR MORE INFORMATION CONTACT:

T. BLAKE ROGERS tblakerogers@gcgcre.com 720.476.5227 TIM P ROGERS tprogers@gcgcre.com | 720.476.5225

GENESEE COMMERCIAL GROUP, LLC | 710 KIPLING STREET, SUITE 403 | LAKEWOOD, COLORADO 80215 | WWW.GCGCRE.

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.