

# 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:

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

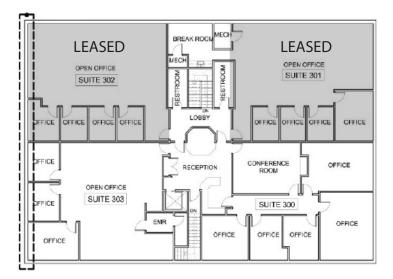


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### Availability:

#### 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







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