



1350 INDEPENDENCE STREET
Lakewood, Colorado 80215

REDUCED PRICE



PROPERTY FEATURES

- \$600,000+ worth of upgrades to property under current ownership
- New elevator
- Roof 2012
- 4 new heating units
- All new finishes throughout
- New stucco facade
- Walking distance to Light Rail
- Ability to own in tight West Market
- Wired for CAT 6 cable

PROPERTY SPECIFICATIONS

Sale Price:	\$1,699,000 (\$71.77/SF)	Lease Rate:	\$13.00/SF FSG
For Lease:	7,902 - 23,706 (can divide)	Stories:	3
Building Size:	23,673 SF	Parking Ratio:	72 Spots
Size/Acres:	1AC	Zoned:	M-N-U (Lakewood)
Year Built:	1980	Expenses:	\$4.84/SF (2019) (To Be Verified)
Updated:	2019	Elevator:	Yes

FOR MORE INFORMATION CONTACT:

TIM P. ROGERS

tprogers@gcgcre.com | 303.641.4080

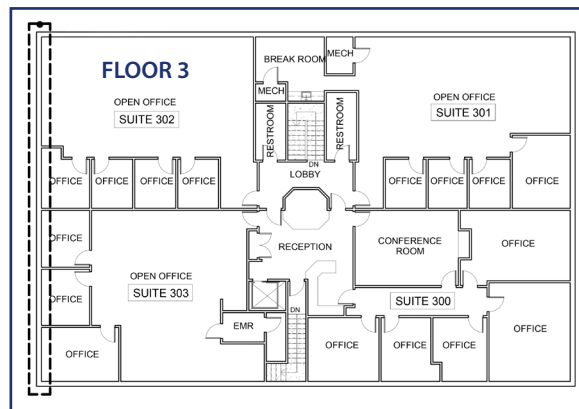
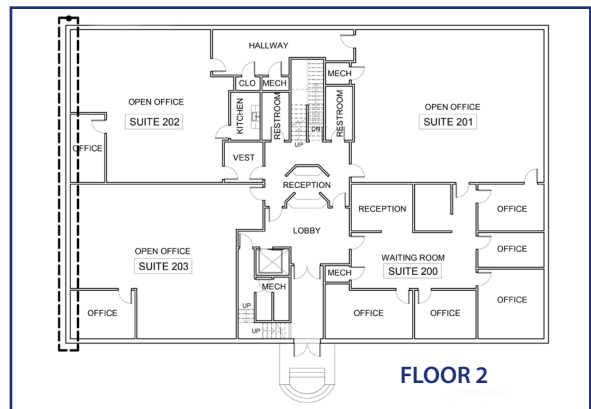
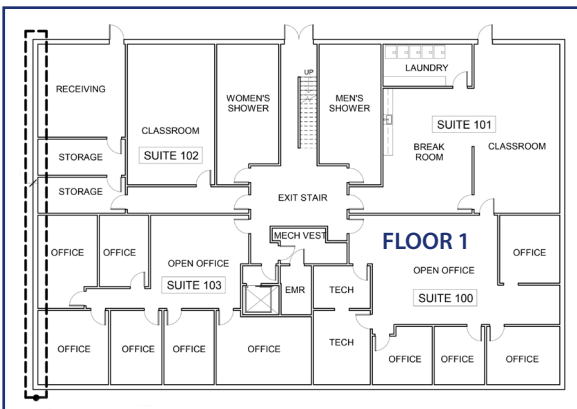
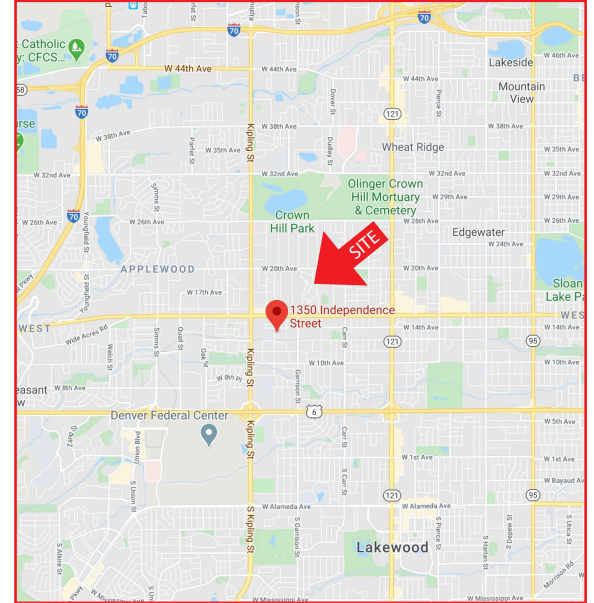
T. BLAKE ROGERS

tblakerogers@gcgcre.com | 720.530.5788



GENESEE
COMMERCIAL
GROUP, LLC

1350 INDEPENDENCE STREET
Lakewood, Colorado 80215



FOR MORE INFORMATION CONTACT:

TIM P. ROGERS

tprogers@gcgcre.com | 303.641.4080

T. BLAKE ROGERS

tblakerogers@gcgcre.com | 720.530.5788

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

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.