



**GENESEE**  
COMMERCIAL  
GROUP, LLC

For Lease | Office

1075 S. Yukon St.

Lakewood 80215

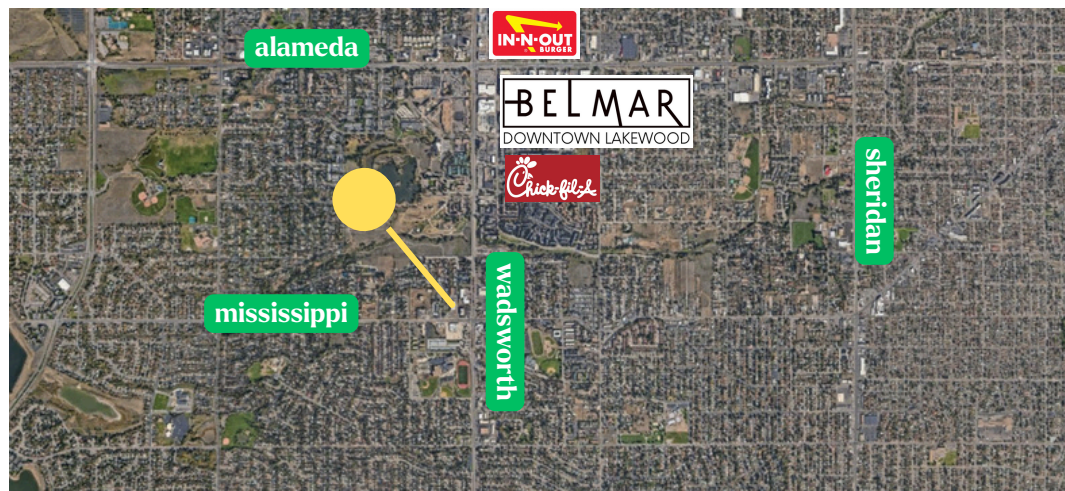


T. Blake Rogers - 720.530.5788  
tblakerogers@gcgcre.com

Tim P. Rogers - 303.641.4080  
trogers@gcgcre.com

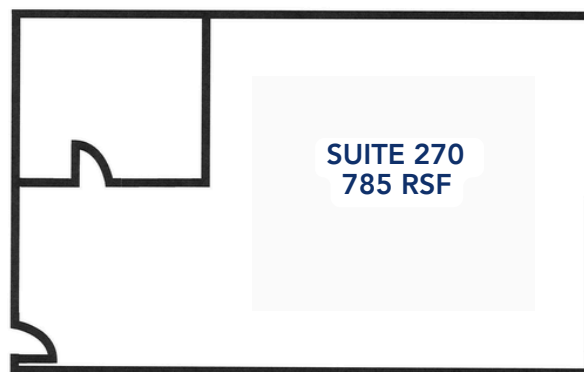
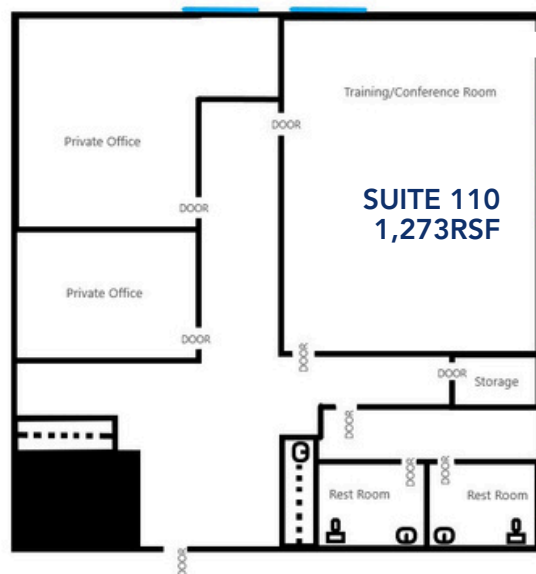
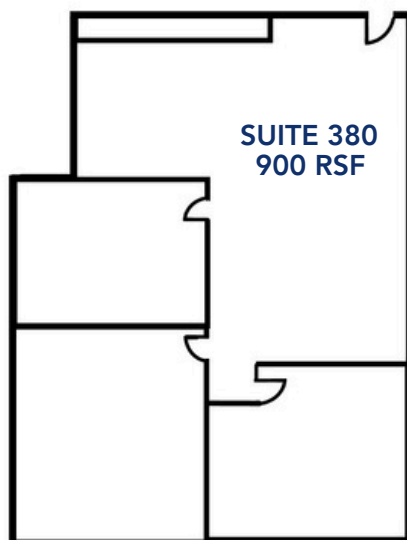
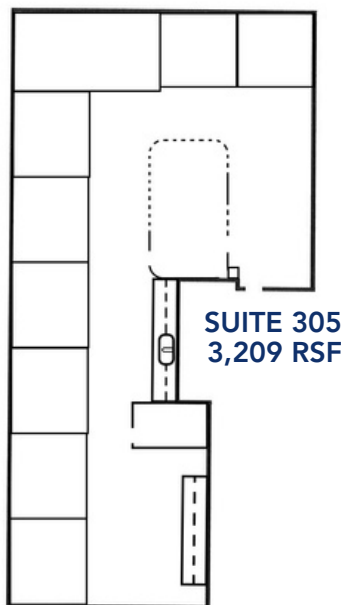
## Leasing Specifications

- Lease Rate: \$15.00/sf FSG
- Parking: 2.25/1000
- Year Built: 1972
- Elevator: Yes
- Building Area: 56,413 sf
- Access: Wadsworth & Mississippi
- Stories: 3 + Basement
- Lease Term: 3 Yrs Minimum



## AVAILABILITY

SUITE #	SIZE	DESCRIPTION
110	1,273 RSF	2 PRIVATES ; KITCHENETTE; OPEN AREA, CONF. ROOM; 2 RESTROOMS
305	3,209 RSF	9 PRIVATES ON GLASS; KITCHENETTE; OPEN AREA, CONF. ROOM
380	900 RSF	3 PRIVATES (1 ON GLASS); OPEN AREA
270	785 RSF	1 PRIVATE; OPEN AREA



## Property Summation



4 block from Belmar Shopping & Dining



Close Proximity to 6th Avenue



Less than 10 min commute to Foothills



Less than 15 min commute to CBD



Common Conference Room Onsite (free)



Renovated Common Areas (2022)



TI Packages Available



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Genesee Commercial Group | 710 Kipling Street Suite 403 | Lakewood, CO 80215

