



GENESEE
COMMERCIAL
GROUP, LLC

For Lease | Office

1075 S. Yukon St.

Lakewood 80215

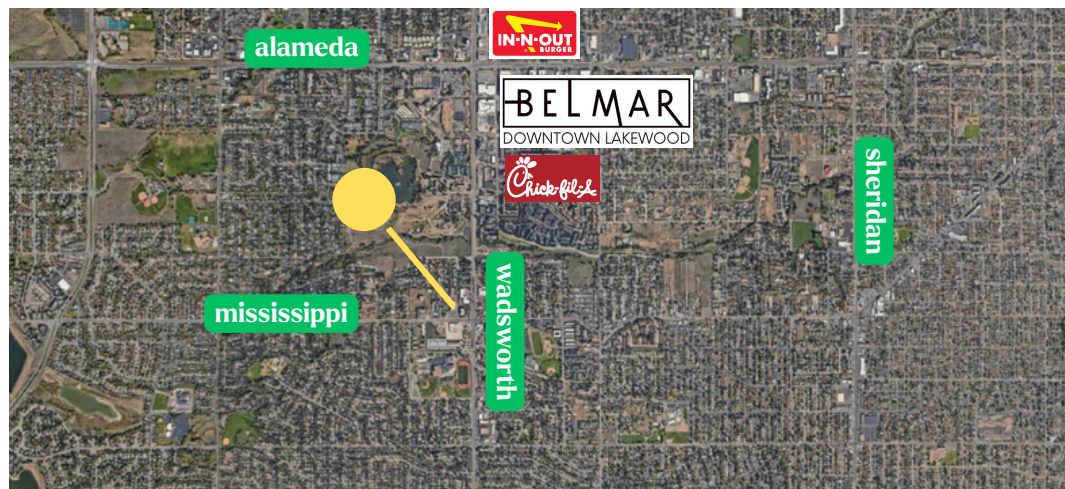


T. Blake Rogers - 720.530.5788
tblakerogers@gcgcre.com

Tim P. Rogers - 303.641.4080
trogers@gcgcre.com

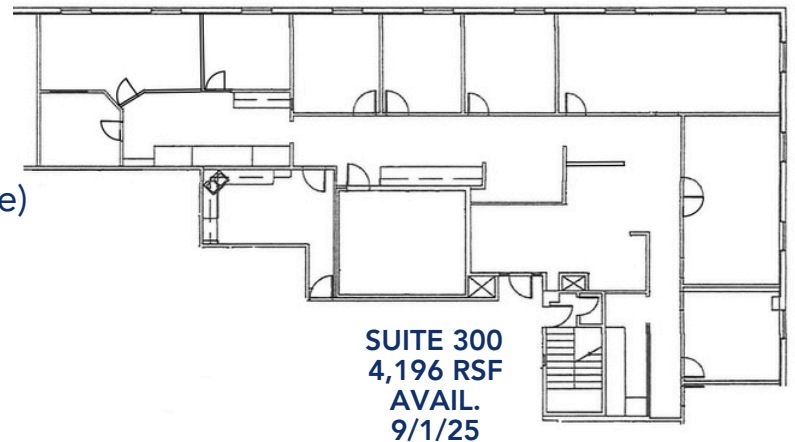
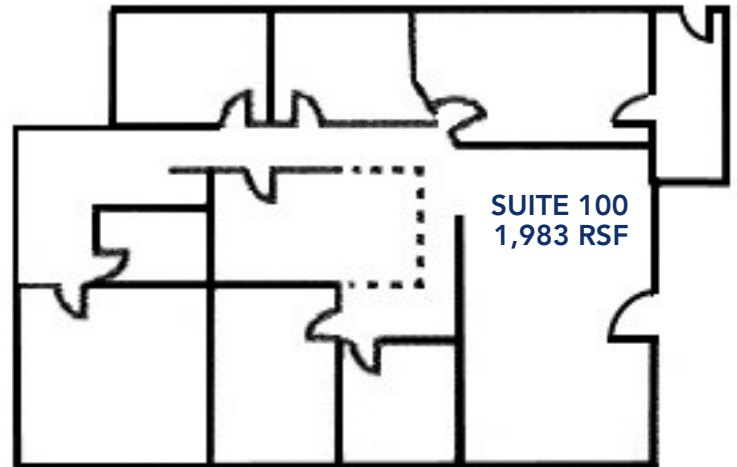
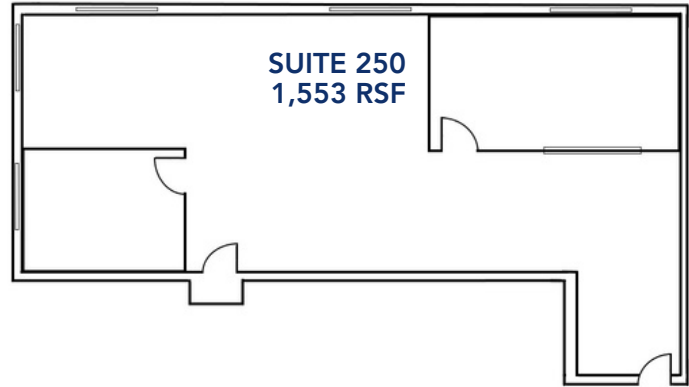
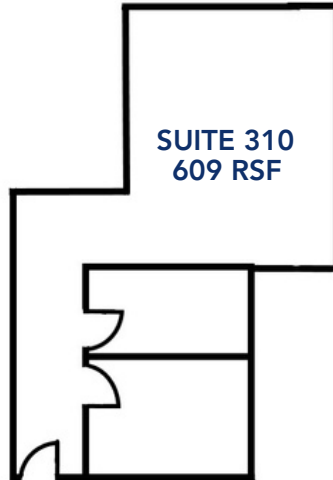
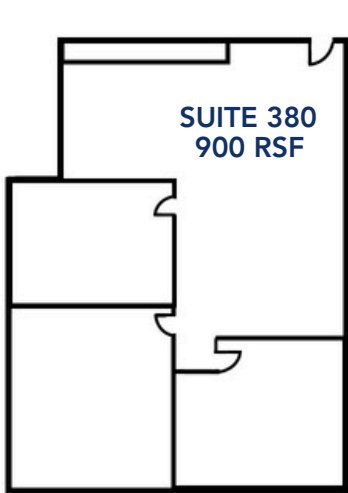
Leasing Specifications

- 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
250	1,553 RSF	2 PRIVATES ON GLASS ; OPEN AREA; STORAGE CLOSET
300	4,196 RSF	8 PRIVATES (7 ON GLASS); KITCHENETTE; RECEPTION, CONF. ROOM
380	900 RSF	3 PRIVATES (1 ON GLASS); OPEN AREA
310	609 RSF	2 PRIVATES ; OPEN AREA ON GLASS
100	1,983 RSF	5 PRIVATES (3 ON GLASS); OPEN AREA; CONF ROOM; STORAGE CLOSET



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

T. Blake Rogers - 720.530.5788
tblakerogers@gcgcre.com

Tim P. Rogers - 303.641.4080
tprogers@gcgcre.com

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



GENESEEE
COMMERCIAL
GROUP, L.L.C.