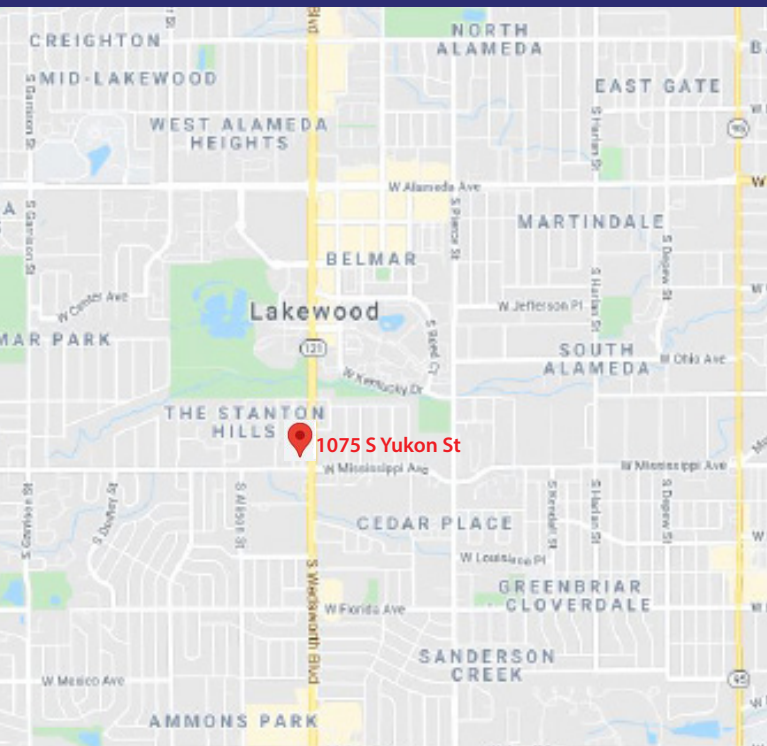




1075 S. YUKON STREET Lakewood, Colorado 80226

PROPERTY FEATURES

- New Aggressive Ownership
- 6 Blocks from Downtown Lakewood and Belmar
- Shared Common Conference Room
- Professionally Managed
- Plenty of Parking
- Creative Outside the Box Approach to Deals



BUILDING SPECIFICATIONS

Lease Rates:	See Page 2
Lease Term:	3 - 10 Years
Tenant Improvements:	Full Packages Available
Access:	Wadsworth/Mississippi
Number of Stories:	3 + Basement
Building Area:	56,413 SF
Parking:	2.25/1,000 SF
Year Built:	1972

FOR MORE INFORMATION CONTACT:

T. BLAKE ROGERS

tblakerogers@gcgcre.com | 720.530.5788

TIM P. ROGERS

tprogers@gcgcre.com | 720.476.5225

AVAILABILITY

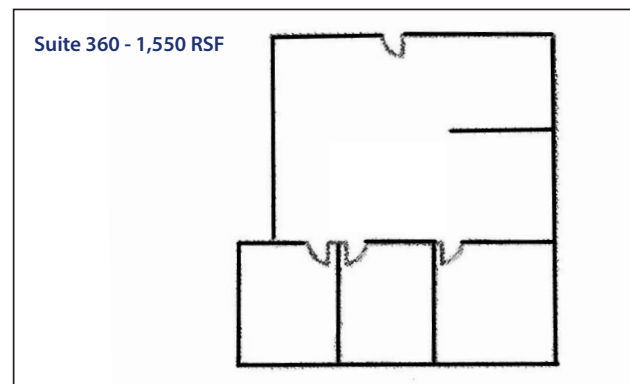
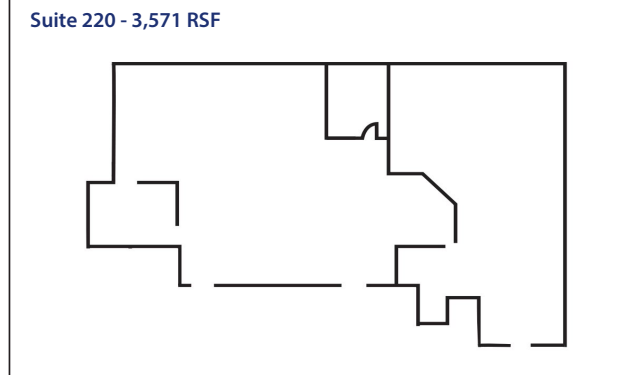
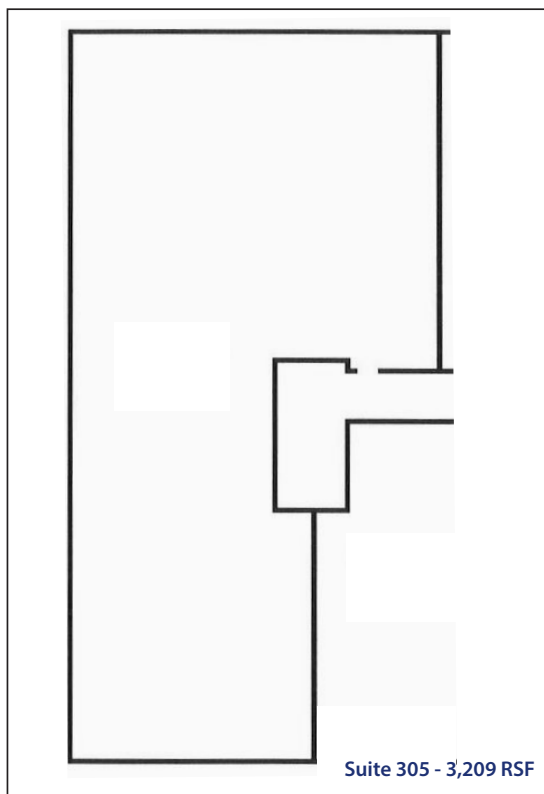
SUITE #	SIZE	DESCRIPTION
305	3,209 SF	
220	3,571 SF	2 Privates (1 on Glass); 2 Large Open Areas with TONS of Natural Light; Dual Entrances
360	1,550 SF	3 Privates On Glass; Large Open Area

LEASE RATES

3 Year Term: \$14.00/SF FSG

5 Year Term: \$12.00/SF FSG

10 Year Term: \$10.50/SF FSG



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.

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