



940 WADSWORTH BLVD
Lakewood, Colorado 80214



PROPERTY FEATURES

- Excellent Access to 6th Ave
- Close proximity to CBD and Foothills
- Abundant Parking
- Close Proximity to Retail (Belmar and Colorado Mills)
- Onsite Property Management

BUILDING SPECIFICATIONS

Available Suites:	928 - 3,714 RSF
Lease Rates:	\$19.50 - \$21.50 FSG
Access:	6th Ave/Wadsworth
Year Built:	1983
Building Area:	37,500 SF
Number of Stories:	Four
Parking:	3.3/1,000 SF
Elevators:	Two

FOR MORE INFORMATION CONTACT:

T. BLAKE ROGERS

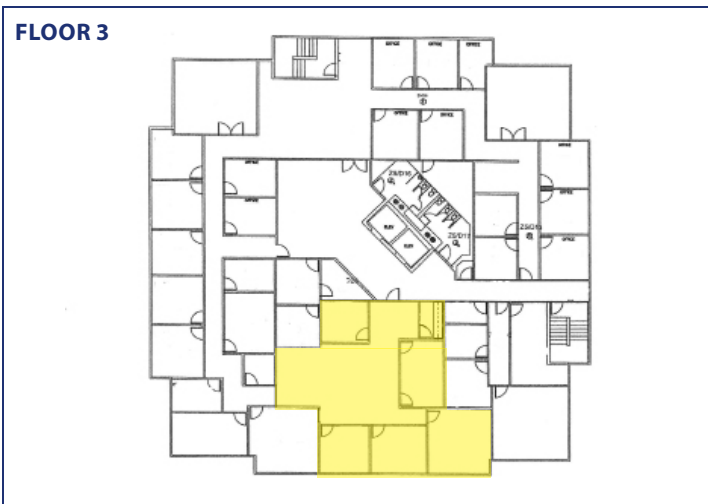
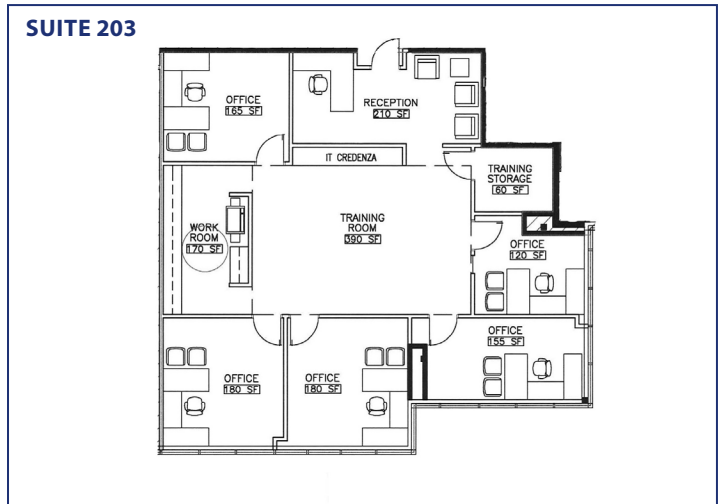
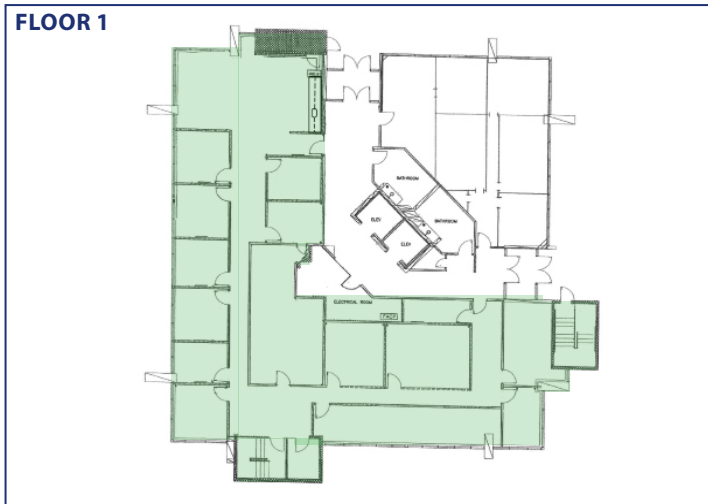
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AVAILABILITY

SUITE #	SIZE	DESCRIPTION
100	3,714 RSF	11 Privates (6 on Glass), Large Conference Room, Open Area, Storage, Break Room
310	1,674 RSF	3 Privates on Glass, Conference Room, Open Area, Copy Room, 1 Interior Office
420	928 RSF	Functioning Sound Studio
203	1,375 RSF	5 Privates (4 on Glass), Break Room, Storage, Reception



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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