



**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**

<b>Available Suites:</b>	780 - 3,714 RSF
<b>Lease Rates:</b>	\$19.50 - \$21.50 FSG
<b>Access:</b>	6th Ave/Wadsworth
<b>Year Built:</b>	1983
<b>Building Area:</b>	37,500 SF
<b>Number of Stories:</b>	Four
<b>Parking:</b>	3.3/1,000 SF
<b>Elevators:</b>	2

**FOR MORE INFORMATION CONTACT:**

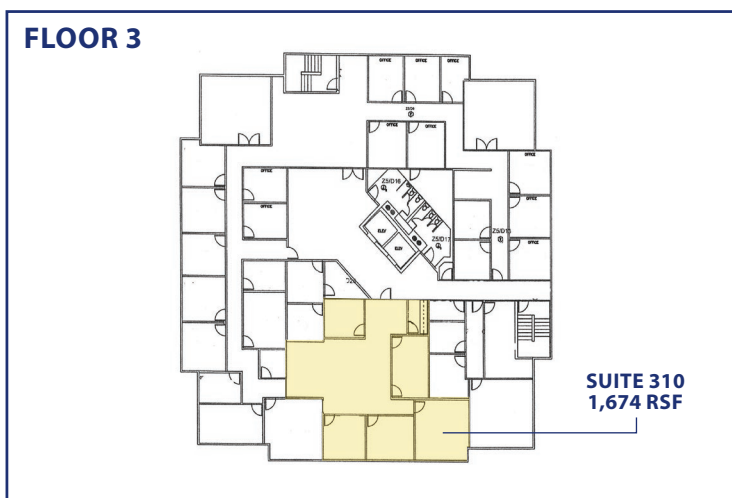
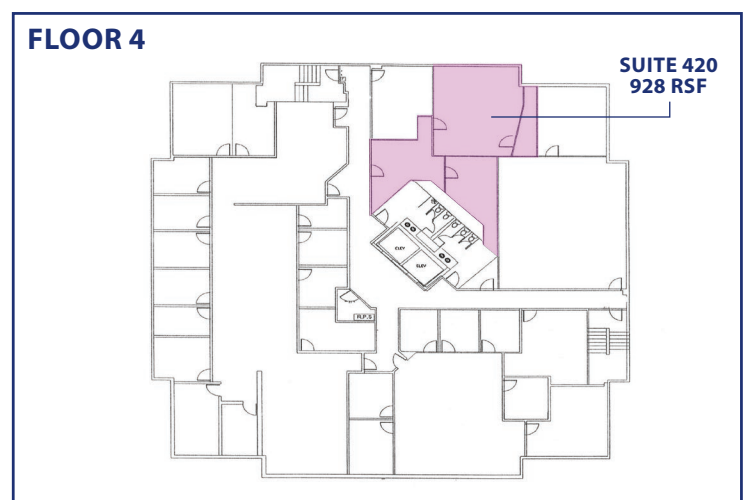
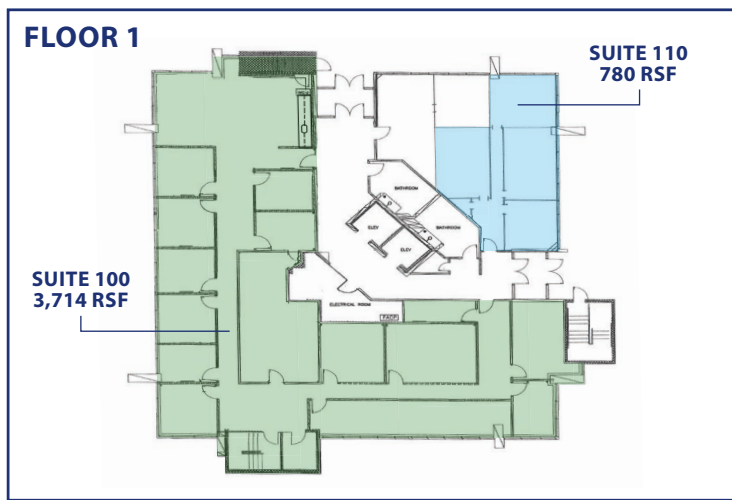
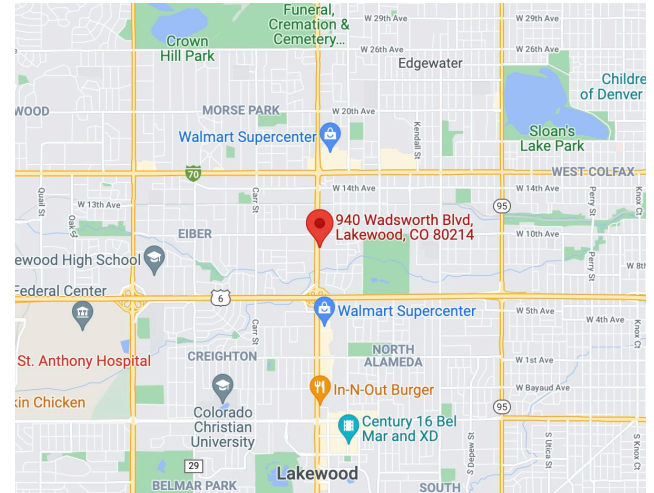
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AVAILABILITY		
SUITE #	SIZE	DESCRIPTION
100	3,714 RSF	11 Privates (6 on Glass), Large Conference Room, Open Area, Storage, Break Room
110	780 RSF	4 Privates (3 on Glass), Small Closet
310	1,674 RSF	3 Privates on Glass, Conference Room, Open Area, Copy Room, 1 Interior Office
420	928 RSF	Functioning Sound Studio



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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