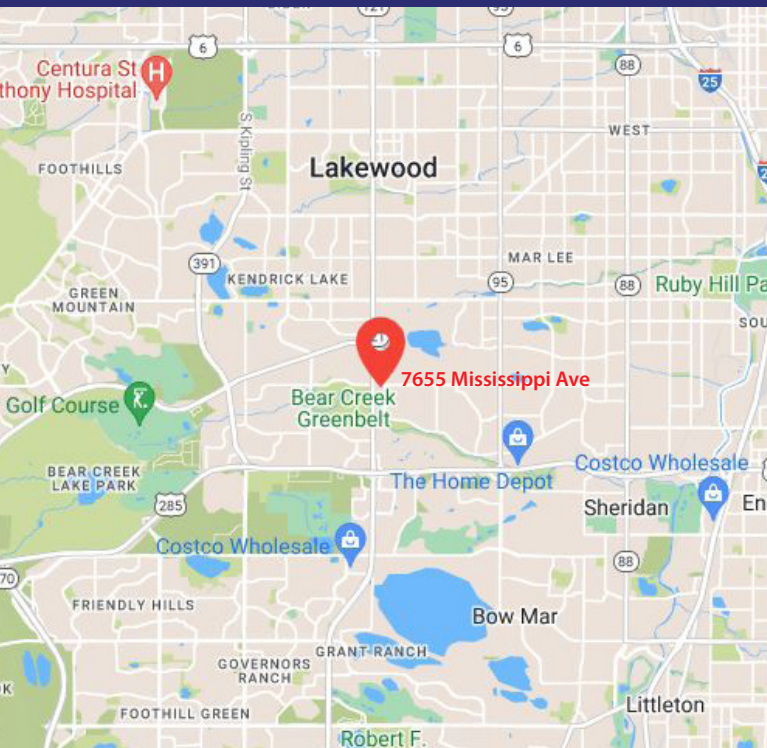




7655 MISSISSIPPI AVE Lakewood, Colorado 80226

PROPERTY FEATURES

- New Aggressive Ownership
- 6 Blocks from Downtown Lakewood and Belmar
- 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
Building Area:	27,366 SF
Parking:	3.21/1,000 SF
Year Built:	1968

FOR MORE INFORMATION CONTACT:

T. BLAKE ROGERS

tblakerogers@gcgcre.com | 720.530.5788

TIM P. ROGERS

tprogers@gcgcre.com | 720.476.5225

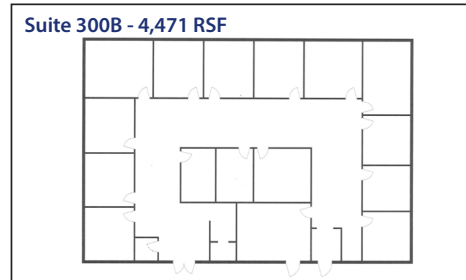
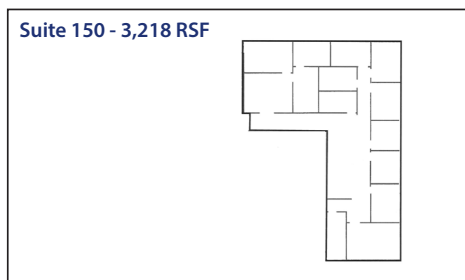
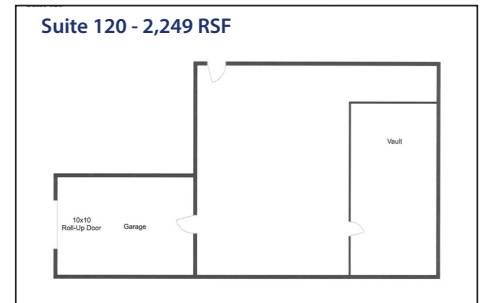
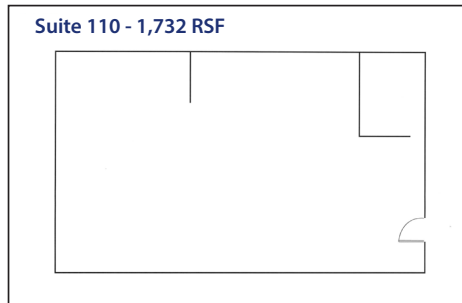
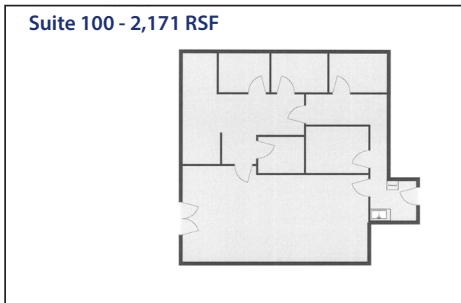
AVAILABILITY		
SUITE #	SIZE	DESCRIPTION
100	2,171	3 Privates On Glass, Large Open Area, 2 Interior Offices, Sink
110	1,732 SF	Large Open Floor Plan with a Sink
120	2,249 SF	Large Open Area, Large Bank Vault, 10 x 10 Garage Door with 500 SF Garage
150	3,218 SF	11 Privates, Conference Room, Reception Area
300-B	4,471 SF	14 Privates (12 On Glass), Conference Room, Break Room with Sink, Security Vault

LEASE RATES

3 Year Term: \$14.00/SF FSG

5 Year Term: \$12.00/SF FSG

10 Year Term: \$9.50/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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