



274 UNION BLVD LAKEWOOD, CO 80228

PROPERTY FEATURES

- Easy access to West 6th Ave., I-70, C470 & I-25
- Ten minutes from Colorado Mills, Belmar and Downtown Denver
- Walking distance to/from Federal Center Light Rail station.
- Recently remodeled
- Building signage & ID available
- On-site dead file storage



PROPERTY SPECIFICATIONS

Available:	Suite 103	1,218 RSF
	Suite 120	2,077 RSF
	Suite 300	2,339 RSF
	Suite 310	2,747 RSF
	Suite 320	4,486 RSF
	Suite 333	2,100 RSF
	•Entire 3rd Floor•	11,672 RSF
	Suite 440	1,959 RSF
Lease Rate:		\$22.00 FSG
Building Size:		41,647 SF
Year Built:		1982
Parking Ratio:		1/225



FOR MORE INFORMATION CONTACT:

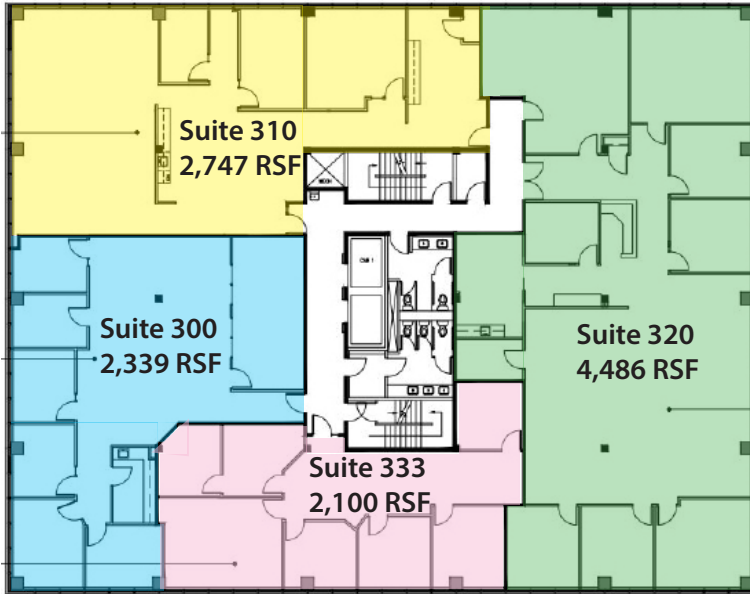
WILLIAM NETWAL

JAMIE MACBETH

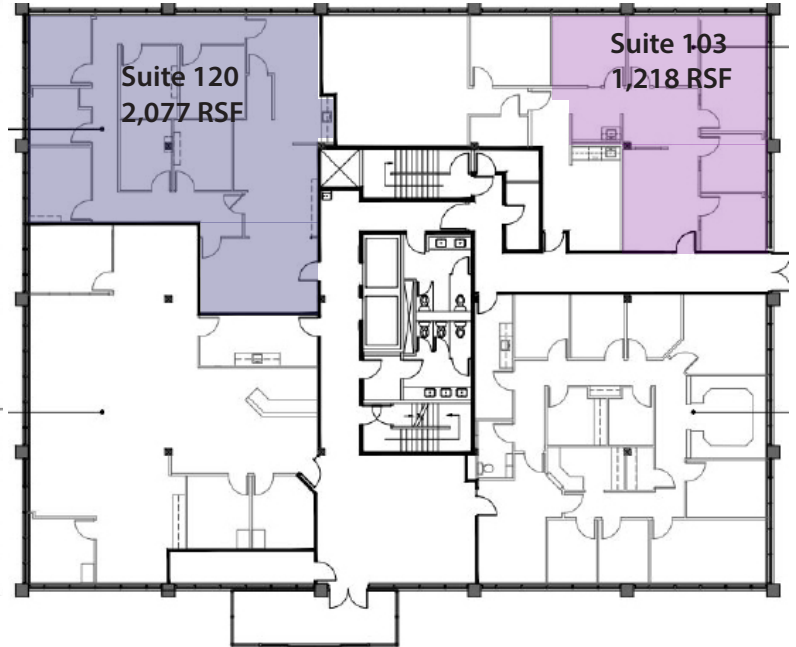
RENEE SPICER

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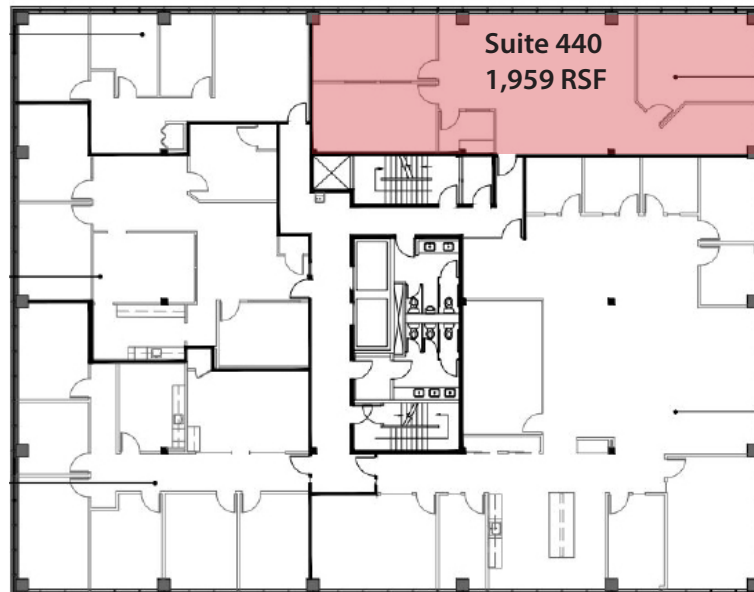
Third Floor



First Floor



Fourth Floor



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