GENESEE COMMERCIAL GROUP, LLC

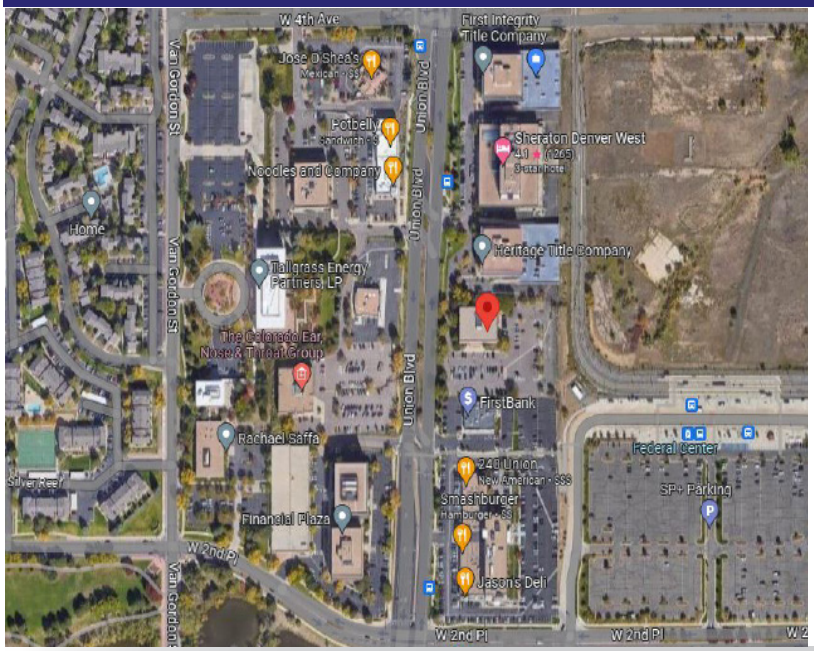
FOR LEASE | OFFICE

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 310	2,747 RSF
	Suite 333	2,100 RSF
	Suite 440	1,959 RSF
Lease Rate:		$22.00 FSG
Building Size:		41,647 SF
Year Built:		1982
Parking Ratio:		4.4/1,000 SF

FOR MORE INFORMATION CONTACT:

WILLIAM NETWAL
wnetwal@gcgcre.com | 720.476.5228

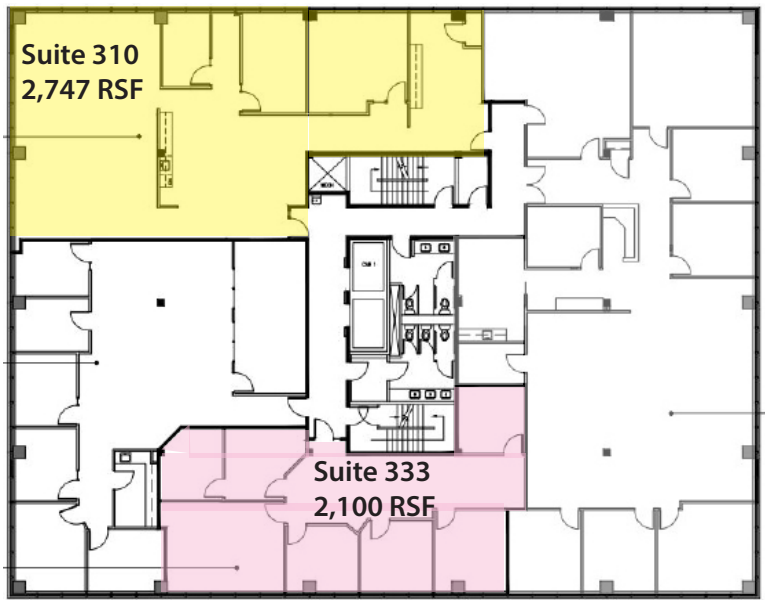
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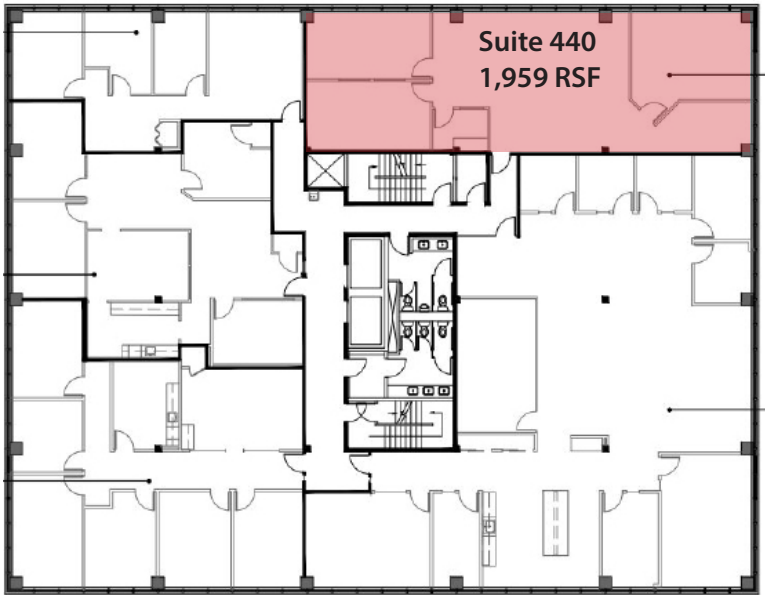
GENESEE COMMERCIAL GROUP, LLC | 710 KIPLING STREET, SUITE 403 | LAKEWOOD, COLORADO 80215 | WWW.GCGCRE.COM

274 UNION BLVD
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Third Floor



Fourth Floor



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