

SUBLEASE

OFFICE

141 UNION BLVD

Lakewood, Colorado 80228

PROPERTY FEATURES

- Great location south of 6th Ave along Union Blvd with good access to Denver Federal Center, St. Anthony Hospital, Downtown Denver and I-70
- Two blocks from light rail
- Corner suite; lots of glass; lobby exposure
- Building features dramatic two story atrium, common conference room, controlled access, shower facilities
- Walk to nearby restaurants;
 LePeep Restaurant on site
- Below market lease rate
- Landlord will extend lease term Current lease term expires 12/31/2026





SUBLEASE SPECIFICATIONS

Available: Suite 150 8,168 RSF

Date Available: August 2025

Occupancy: 60 Days

Sublease Term Expires 12/31/2026

Sublease Rate: \$23.50/RSF Gross

BUILDING INFORMATION

Stories: Four Total Building SF: 65,008

FOR MORE INFORMATION CONTACT:

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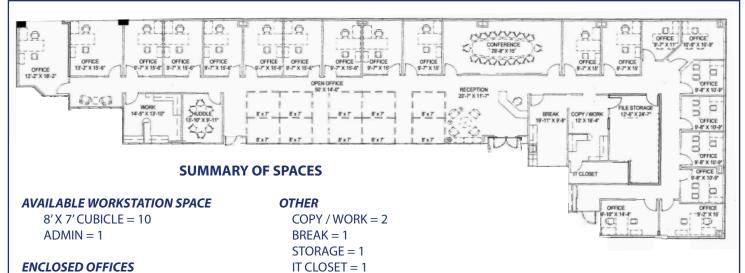
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RECEPTION WITH LOUNGE SEATING = 1

ENCLOSED OFFICES

PRIVATE OFFICE = 20

CONFERENCE ROOMS

LARGE CONFERENCE = 1 HUDDLE = 1

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