

## MULTIPLE ON-SITE RETAIL & RESTAURANT OPTIONS!



RENOVATED LOBBY & COMMON AREAS



**NEW FITNESS FACILITY!** 



MODERN CONFERENCE FACILITY

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ADJACENT TO RTD FEDERAL STATION!

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# 200 UNION

#### **BUILDING INFORMATION**

Year of Construction: 1981 - Renovated 2015

Land Area: 5.247 Acres

Net Rentable Area: 79,598 RSF

Number of Stories: Six (6)

Number of Elevators: Two (2) Passenger

Typical Floorplate: 15,700 RSF

Parking: 4.2:1,000 RSF overall building ratio;

Electric: Electrical power consists of 2,500 amp,

277/480 volt, 3-phase and 4 wire service

Window Mullion Spacing: 5'

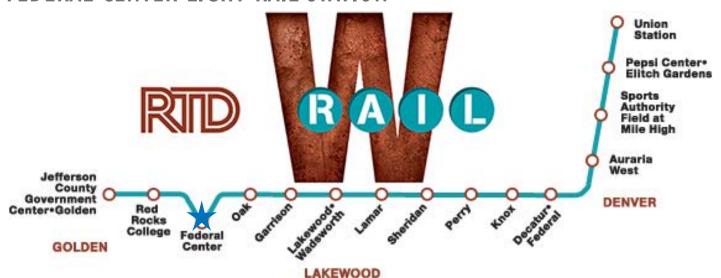
Finished Ceiling Height: 8' to 10'

#### **BUILDING AMENITIES**

- NEW! On-site conference facility
- NEW! Fitness facility with showers & lockers
- Great mixed-use development with on site retail amenities including Jason's Deli, Subway, Super Cuts, Tuk-Tuk
  Thai Express, 240 Union, Rubio's and Smashburger
- Ideally located with excellent access to 6th Avenue, 1-25, 1-70 and the Central Business District
- Walking distance to unlimited retail and dining options along Union Boulevard
- Adjacent to the Federal Center Light Rail Station and St. Anthony's Hospital

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### FEDERAL CENTER LIGHT RAIL STATION











### 200 UNION ON-SITE RETAILERS:

















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LAKEWOOD, COLORADO



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