West Point

3900 South Wadsworth Boulevard, Lakewood, Colorado





THIS PROPERTY OWNED AND MANAGED BY:



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IAMS

CUSHMAN & WAKEFIELD

West Point

3900 South Wadsworth Boulevard, Lakewood, Colorado



Panoramic Views!

3900 South Wadsworth Boulevard

New Local Owners/Deal Makers

WEST POINT IS IDEALLY LOCATED IN ACADEMY PARK, SOUTHWEST DENVER'S MOST PROMINENT BUSINESS PARK, AT THE INTERSECTION OF HIGHWAY 285 (HAMPDEN AVENUE) AND SOUTH WADSWORTH BOULEVARD AND OFFERS GREAT ACCESS TO A VAST ARRAY OF RETAIL, HOTEL AND DINING OPTIONS.

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Building Information

RENOVATED 2010

LAND AREA 13.62 Acres

NET RENTABLE AREA 171,240 RSF

STORIES Eight (8)

TYPICAL FLOORPLATES 24,000 RSF

AVAILABLE SPACE From 939 RSF to 46,075 RSF

ELEVATORS Three (3) Dover basement traction elevators with 2,500 capacity and

speed of 250 feet per minute. Cab interiors were remodeled in 2005

CEILING HEIGHT Floors 1-2: 8'

Floors 3-8: 8'4"

FIRE / SAFETY The building's life safety system is monitored by a Cereberus Pyrotonics

MXL fully addressable system that was installed in 1994

POWER 3,000 amp, 277/480 VAC, three-phase, 4-wire electrical service.

Onan 600 amp, 550 kV emergency generator on-site

BUILDING OPERATING HOURS Monday - Friday: 7:00 am - 6:00 pm

Saturday: 8:00 am - Noon

AFTER HOURS ACCESS Keyless system at building entry points, via an "I-Disk" system

PARKING RATIO 4.6: 1,000 One of the best parking ratios in the area!

LOADING DOCKS Two (2) bay loading dock on the south side of the building





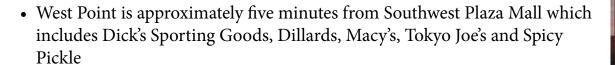


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Building Features

- Panoramic mountain views
- Private exterior balconies on floors two through six
- Minutes from Highway 285, offering direct access to I-25, C-470 and quick access to the foothills to the west
- On-site conference / training room capable of seating up to 40 people
- Showers and lockers

Area Amenities



• Surrounded by executive housing and Pinehurst Country Club, and in close proximity to Morrison & Grant Ranch





