

West Point

3900 South Wadsworth Boulevard, Lakewood, Colorado



THIS PROPERTY OWNED AND MANAGED BY:



**NORTHSTAR
COMMERCIAL
PARTNERS**



**CUSHMAN &
WAKEFIELD**

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Suites Available from
939 RSF to 46,075 RSF!

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 kW 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



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

- West Point is approximately five minutes from Southwest Plaza Mall which includes Dick's Sporting Goods, Dillards, Macy's, Tokyo Joe's and Spicy Pickle
- Surrounded by executive housing and Pinehurst Country Club, and in close proximity to Morrison & Grant Ranch

