

### 2525 S WADSWORTH BLVD. Lakewood, Colorado 80227

#### PROPERTY FEATURES

- Below market rate
- Located on the west side of Wadsworth
- Convenient access to Hwy 285 and C-470
- Neighborhood amenities include restaurants, hotels, retail



#### BUILDING SPECIFICATIONS

<b>Available:</b>	Suite 300	801 RSF Available Now
	Suite 302	580 RSF Available 6/1/23
	Suite 303	909 RSF Available Now
<b>Lease Rate:</b>	\$13.50/RSF Full Service	
<b>Building Size:</b>	32,120 SF	
<b>Year Built:</b>	1979	
<b>Stories:</b>	3	

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**FOR MORE INFORMATION CONTACT:**

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