



**GENESEE
COMMERCIAL
GROUP, LLC**

For Lease | Office

7175 W. Jefferson Ave.

Lakewood 80235



T. Blake Rogers - 720.530.5788
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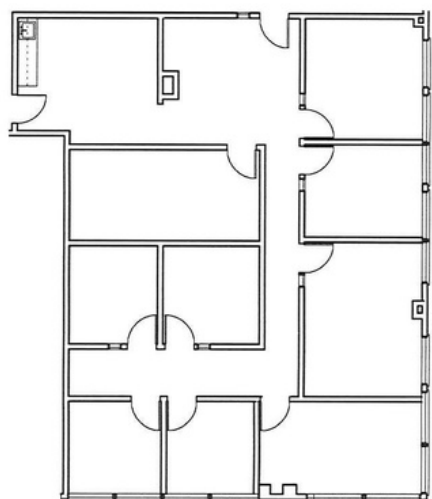
Leasing Specifications

Lease Rate:	\$15.00/sf FSG
Parking:	4.7/1000
Year Built:	1985
Elevator:	Yes (2)
Building Area:	68,717 sf
Access:	Wadsworth & Hampden
Stories	4
Lease Term:	3 Yrs Minimum



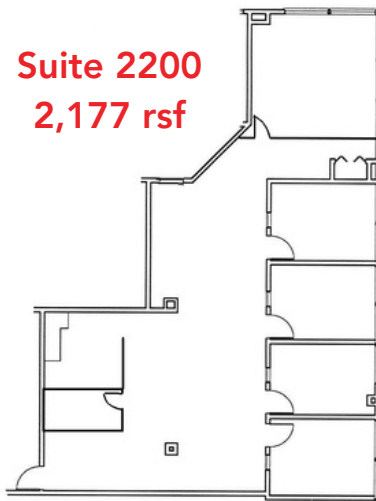
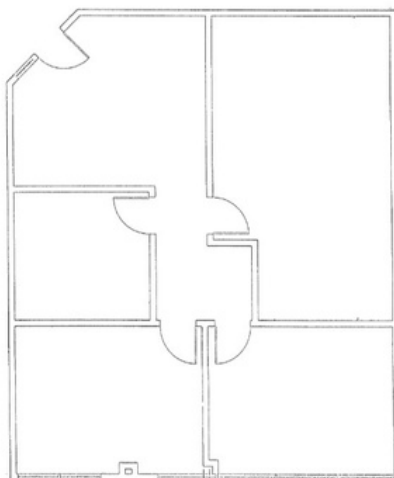
AVAILABILITY

SUITE #	SIZE	DESCRIPTION
1300	2,777 RSF	8 PRIVATES (6 ON GLASS); RECEPTION; BREAK ROOM; CONFERENCE ROOM
1500	1,307 RSF	3 PRIVATES (2 ON GLASS); RECEPTION; CONFERENCE ROOM
2200	2,177 RSF	5 PRIVATES ON GLASS; BREAK ROOM; STORAGE CLOSET; BULLPEN AREA



Suite 1300 2,777 rsf

Suite 1500 1,307 rsf



Suite 2200
2,177 rsf

Property Summation



Abundant Food and Retail Options Nearby



Close Proximity to US-285 (Hampden)



Less than 10 min commute to Foothills



Less than 15 min commute to CBD



Onsite Showers



Abundant Parking



TI Packages Available



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