



## 141 UNION BLVD Lakewood, Colorado 80228

### PROPERTY FEATURES

- Great location south of 6th Ave along Union Blvd with good access to Denver Federal Center, St. Anthony Hospital, Downtown Denver and I-70
- Two blocks from light rail
- Corner suite; lots of glass; lobby exposure
- Building features dramatic two story atrium, common conference room, controlled access, shower facilities
- Walk to nearby restaurants; LePeep Restaurant on site
- Below market lease rate
- Landlord will extend lease term  
*Current lease term expires 12/31/2026*



### BUILDING SPECIFICATIONS

<b>Available:</b>	Suite 150	8,168 RSF
<b>Sublease Rate:</b>		\$23.50/RSF Gross
<b>Sublease Term Expires:</b>		12/31/2026
<b>Stories:</b>		Four
<b>Total Building SF:</b>		65,008



**FOR MORE INFORMATION CONTACT:**

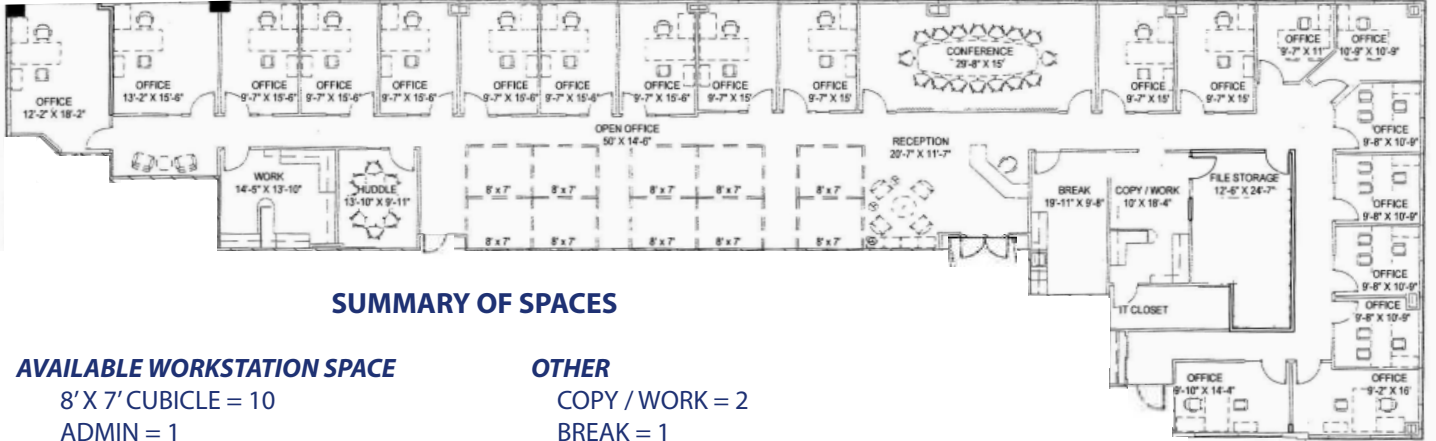
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**GENESEEE  
COMMERCIAL  
GROUP, LLC**

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Lakewood, Colorado 80228



**SUMMARY OF SPACES**

**AVAILABLE WORKSTATION SPACE**

8' X 7' CUBICLE = 10  
ADMIN = 1

**ENCLOSED OFFICES**

PRIVATE OFFICE = 20

**CONFERENCE ROOMS**

LARGE CONFERENCE = 1  
HUDDLE = 1

**OTHER**

COPY / WORK = 2  
BREAK = 1  
STORAGE = 1  
IT CLOSET = 1  
RECEPTION WITH LOUNGE SEATING = 1

**SUITE 150  
8,168 RSF**



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