



**GENESEE**  
COMMERCIAL  
GROUP, LLC

For Sublease | Office

12345 W. Alameda

Lakewood 80228



T. Blake Rogers - 720.530.5788  
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Tim P. Rogers - 303.641.4080  
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## Leasing Specifications

Lease Rate: \$15.50 -16.50/sf FSG

Available SF: 2,937sf - 9,421sf

Lease Expiration: 3/31/2027

Building Area: 75,000 sf

Parking: 5/1000

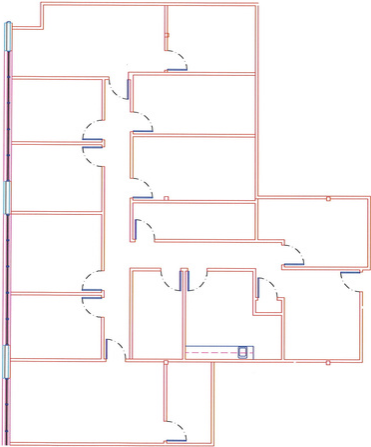
Elevator: Yes

Furniture: Negotiable

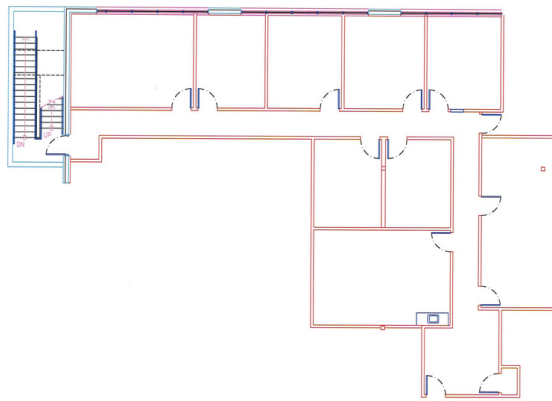


# FLOORPLANS

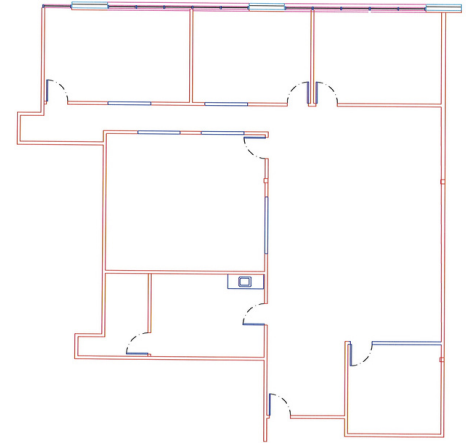
**Suite 201**  
3,306 rsf



**Suite 202**  
2,937 rsf




**Suite 205**  
3,178 rsf



## Property Summation

 Sublease Rate \$2.50/sf below Market Rate

 Close Proximity to St. Anthony's and Denver Federal Center

 Abundant Food and Retail Options Nearby

 Short commute to Bus and Light Rail

 2021 Energy Star Certified Building

 Common Conference Room

 Furniture Can Be Included



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