

# UNION TERRACE

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12596 WEST BAYAUD AVENUE | LAKEWOOD, COLORADO

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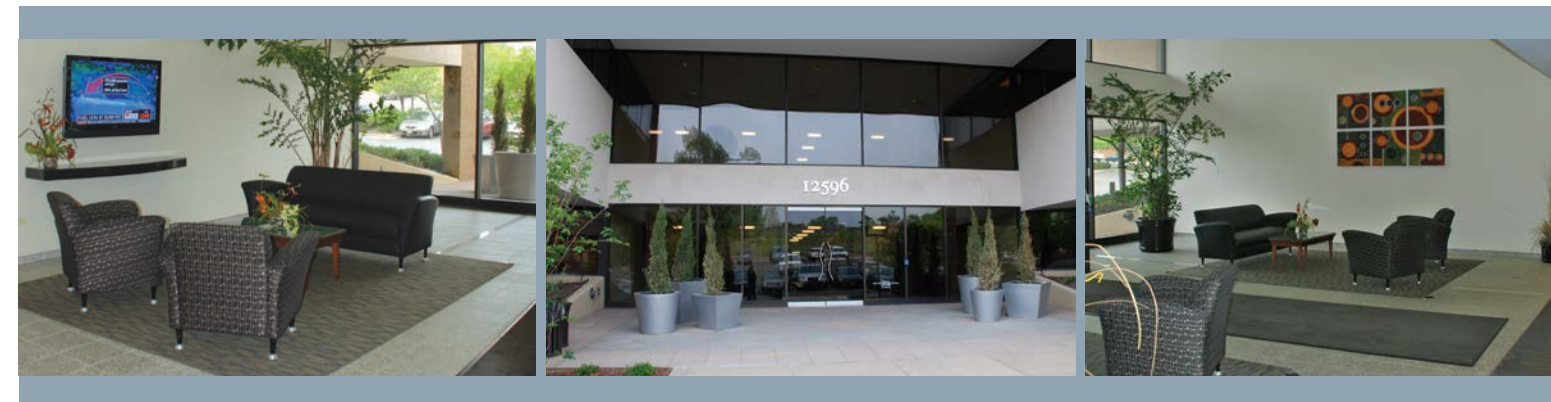
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## Building Information

YEAR OF COMPLETION	1982
RENOVATED	2006
LAND AREA	3.47 Acres
NET RENTABLE AREA	84,145 RSF
STORIES	Four (4)
ELEVATORS	Two (2) 3,500 pound capacity hydraulic elevators
TYPICAL FLOOR PLATES	21,700 RSF
WINDOW MULLION SPACING	5'
CEILING HEIGHT	8' 10"
FIRE / SAFETY	Includes an off-site monitored exterior fire alarm system, fire risers with hose cabinets on each floor. The building is covered by an automatic fire sprinkler system.
BUILDING OPERATING HOURS	Monday-Friday, 8:00 a.m. to 6:00 p.m. Saturday 8:00 a.m. to Noon Sunday and Holidays: closed
SECURITY	Card key system
PARKING	301 surface spaces or 3.57 per 1,000 RSF
HVAC	Cooling is provided by two (2) 105-ton rooftop packaged units.  The conditioned air is distributed through an air duct system to variable-air-volume (VAV) boxes.  Heating is provided by a two-pipe hydronic heating system.  Hot water is supplied by one (1) 2,933 MBH Teledyne natural gas-fired water tube boiler.  The heated water is circulated by two (2) five (5) horsepower pumps to baseboard fin tube convectors.  The building utilizes an Energy Management System (EMS) with digitally-controlled sensors.



## Building Features

- Panoramic views of Downtown and the Front Range!
- Walking distance to Union Boulevard, with unlimited dining, retail and hotel options.
- Minutes from 6th Avenue, offering direct access to Downtown Denver to the east and I-70 and Golden to the west.
- On-site showers and lockers.

## Area Amenities

- West corridor of the light rail is open and operating with a station at Union Boulevard and 2nd Place.
- Construction of Phase I of the St. Anthony's Hospital relocation completed.
- The 1.1 million square foot Colorado Mills mall and surrounding retail is only minutes away.

