



**GENESEE
COMMERCIAL
GROUP, LLC**

For Lease | Office

7175 W. Jefferson Ave.

Lakewood 80235



T. Blake Rogers - 720.530.5788
tblakerogers@gcgcre.com

Tim P. Rogers - 303.641.4080
trogers@gcgcre.com

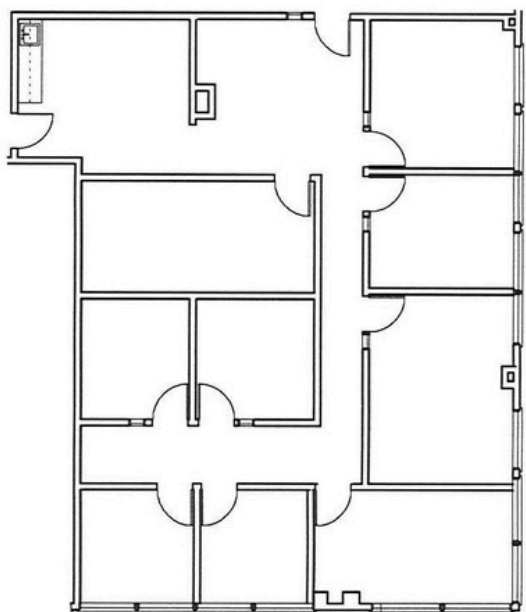
Leasing Specifications

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



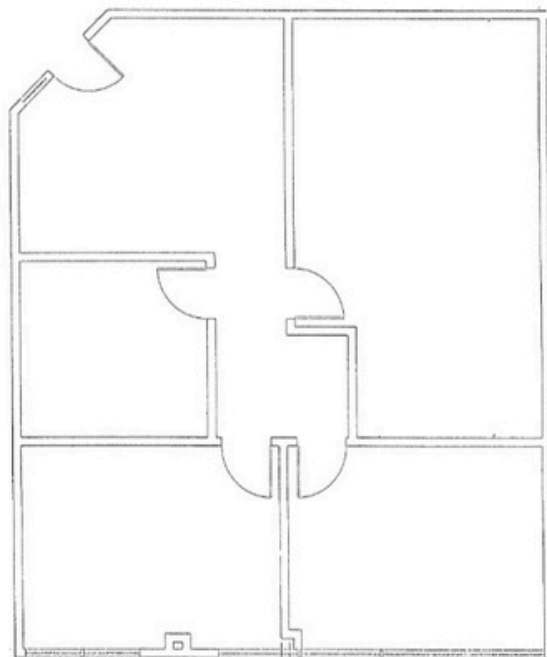
AVAILABILITY

SUITE #	SIZE	DESCRIPTION
1300	2,227 RSF	8 PRIVATES (6 ON GLASS); RECEPTION; BREAK ROOM; CONFERENCE ROOM
1500	1,307 RSF	3 PRIVATES (2 ON GLASS); RECEPTION; CONFERENCE ROOM



Suite 1300 2,227 rsf

Suite 1500 1,307 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



T. Blake Rogers - 720.530.5788
tblakerogers@gcgcre.com

Tim P. Rogers - 303.641.4080
tprogers@gcgcre.com

Genesee Commercial Group | 710 Kipling Street Suite 403 | Lakewood, CO 80215

