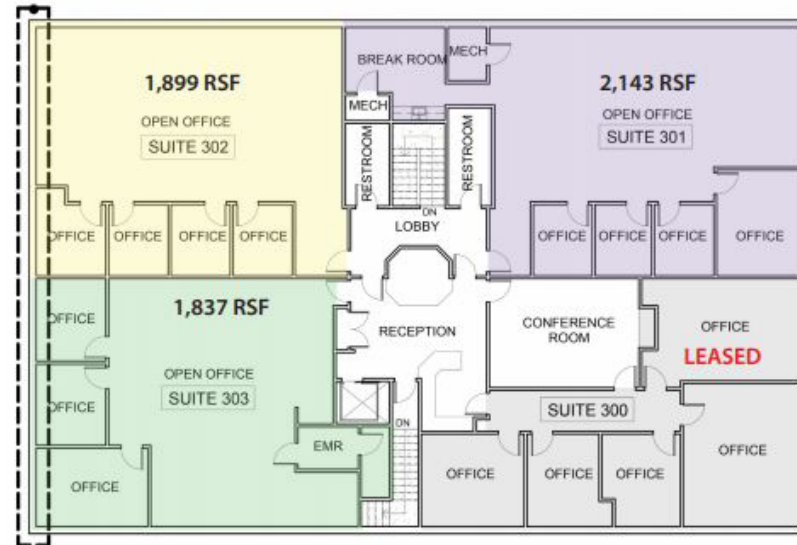


AVAILABILITY:

Third Floor

- **Suite 300** - Leased
- **Suite 301** - 2,143 RSF
4 Private offices, large open area
- **Suite 302** - 1,899 RSF
4 Private offices, large open area
- **Suite 303** - 1,837 RSF
3 Private offices, large open area



Suite 300 Lobby



Common Conference Room



Suite 302



Suite 302

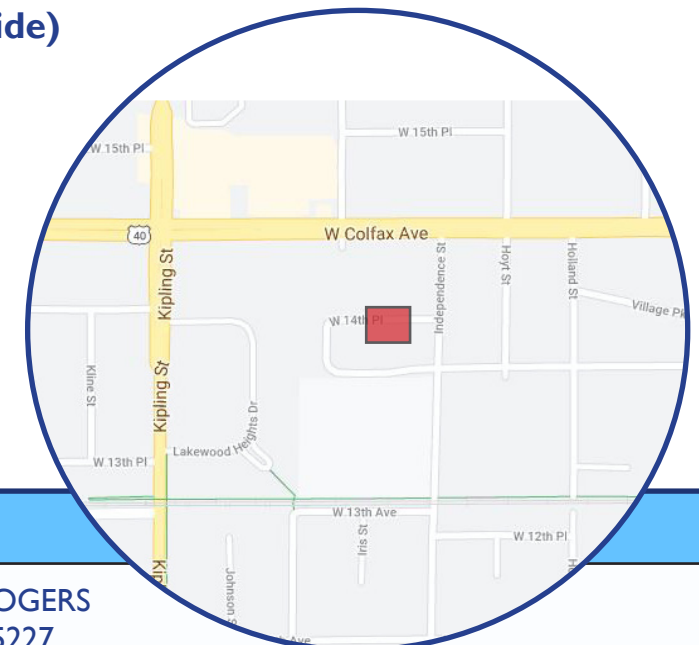


FOR LEASE



1350 Independence Street, Lakewood, CO 80215

- Availability:** 1,431 - 23,673 RSF (can divide)
- Building Size:** 23,673 SF
- Parking:** 72 spaces
- Year Built:** 1980
- Year Updated:** 2019 - \$600,000+ spent
- Elevator:** Yes
- Rates:** Based on TI and Term



Presented by

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Genesee Commercial Group, LLC 303.980.0500 710 Kipling St. Suite 403, Lakewood, CO 80215

BUILDING OVERVIEW

Lease Rates

AS-IS

3 Year Term:	\$12.00/SF FSG
5 Year Term:	\$10.00/SF FSG
10 Year Term:	\$8.50/SF FSG

CARPET & PAINT & MINOR TENANT IMPROVEMENT

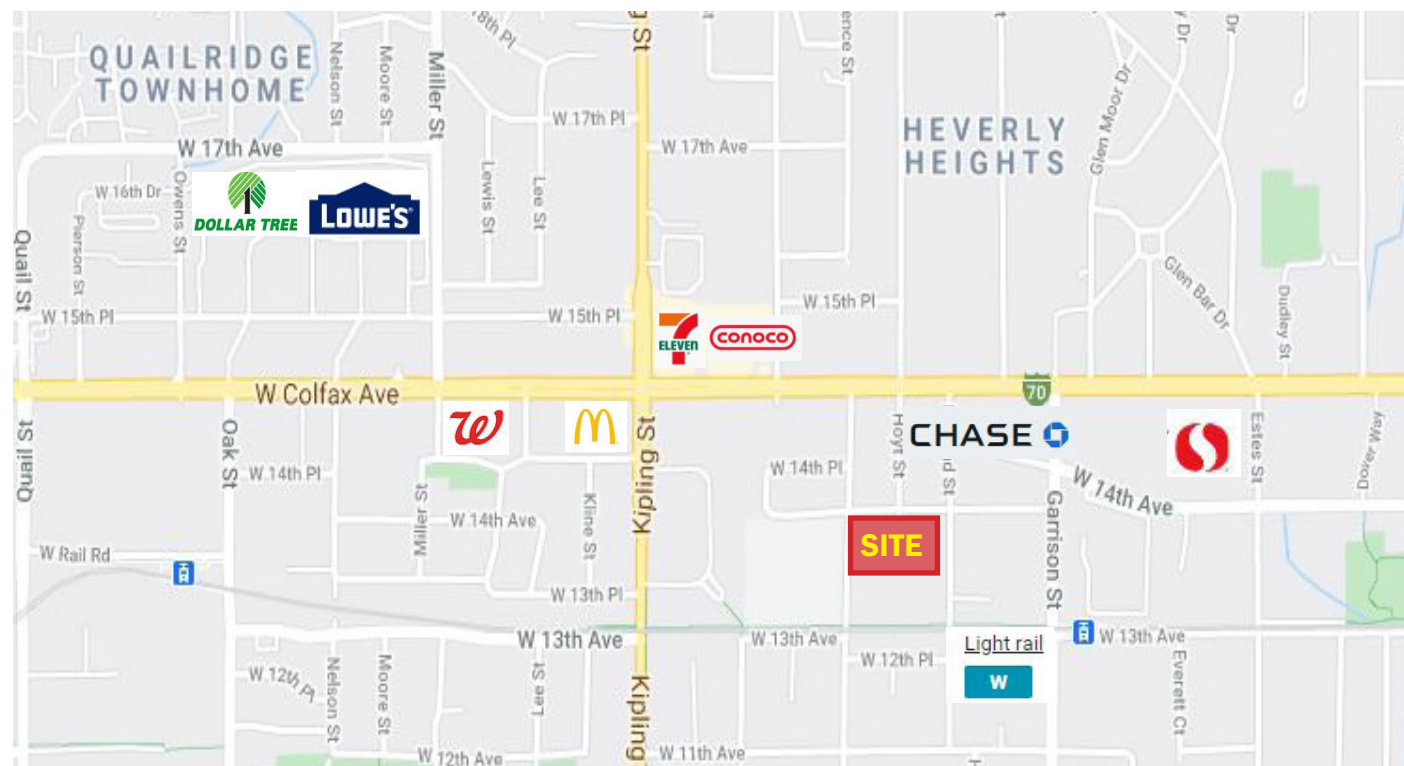
3 Year Term:	\$14.00/SF FSG
5 Year Term:	\$12.00/SF FSG
10 Year Term:	\$10.00/SF FSG

PERMITTED TENANT IMPROVEMENT

3 Year Term:	\$16.50/SF FSG
5 Year Term:	\$15.00/SF FSG
10 Year Term:	\$13.50/SF FSG

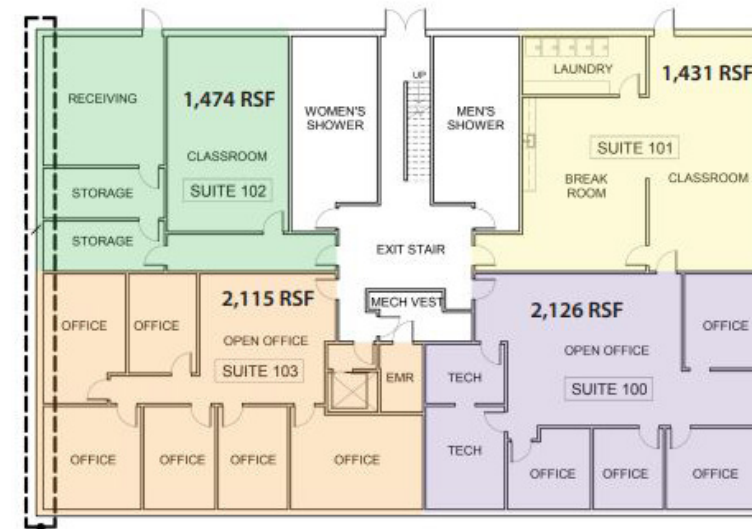
\$600,000+ worth of upgrades to property under current ownership:

- New Updated Floor Coverings
- All New Finishes Throughout
- Updated Restrooms with Showers
- Common Conference Room
- Wired for CAT 6 Cable
- Walking Distance to Light Rail
- Restaurants, Retail, and Nearby Amenities



AVAILABILITY:

First Floor



- **Suite 100** - 2,126 RSF
6 Privates; large open office area
- **Suite 101** - 1,431 RSF
2 Large open areas/classrooms
- **Suite 102** - 1,474 RSF
1 Large open area, 2 storage closets; private office; good set for a contractor; direct access to parking lot
- **Suite 103** - 2,115 RSF
6 Private offices; open reception area



Suite 101 Break Room



Suite 101



Lower Level Bathroom

Second Floor



- **Suite 200** - 2,023 RSF
7 Privates (5 on glass), open waiting area
- **Suite 201** - 1,884 RSF
Large open area
- **Suite 202** - 1,732 RSF
1 Private office, large open area
- **Suite 203** - 1,743 RSF
1 Private office, large open area



Second Floor Lobby



Suite 200



Suite 202