200 UNION

LAKEWOOD, COLORADO

DOWNTOWN DENVER

6th Ave.

DENVER FEDERAL CENTER

Federal Center Station

ST. ANTHONY'S HOSPITAL

Jason's deli

2nd Pl.

N

W. Ryan Stout
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Nathan J. Bradley
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Zachary T. Williams
303.813.6474
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CUSHMAN & WAKEFIELD

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200 UNION

LAKEWOOD, COLORADO

Jason's deli

MULTIPLE ON-SITE RETAIL & RESTAURANT OPTIONS!

RENOVATED LOBBY & COMMON AREAS

NEW FITNESS FACILITY!

MODERN CONFERENCE FACILITY

ADJACENT TO RTD FEDERAL STATION!

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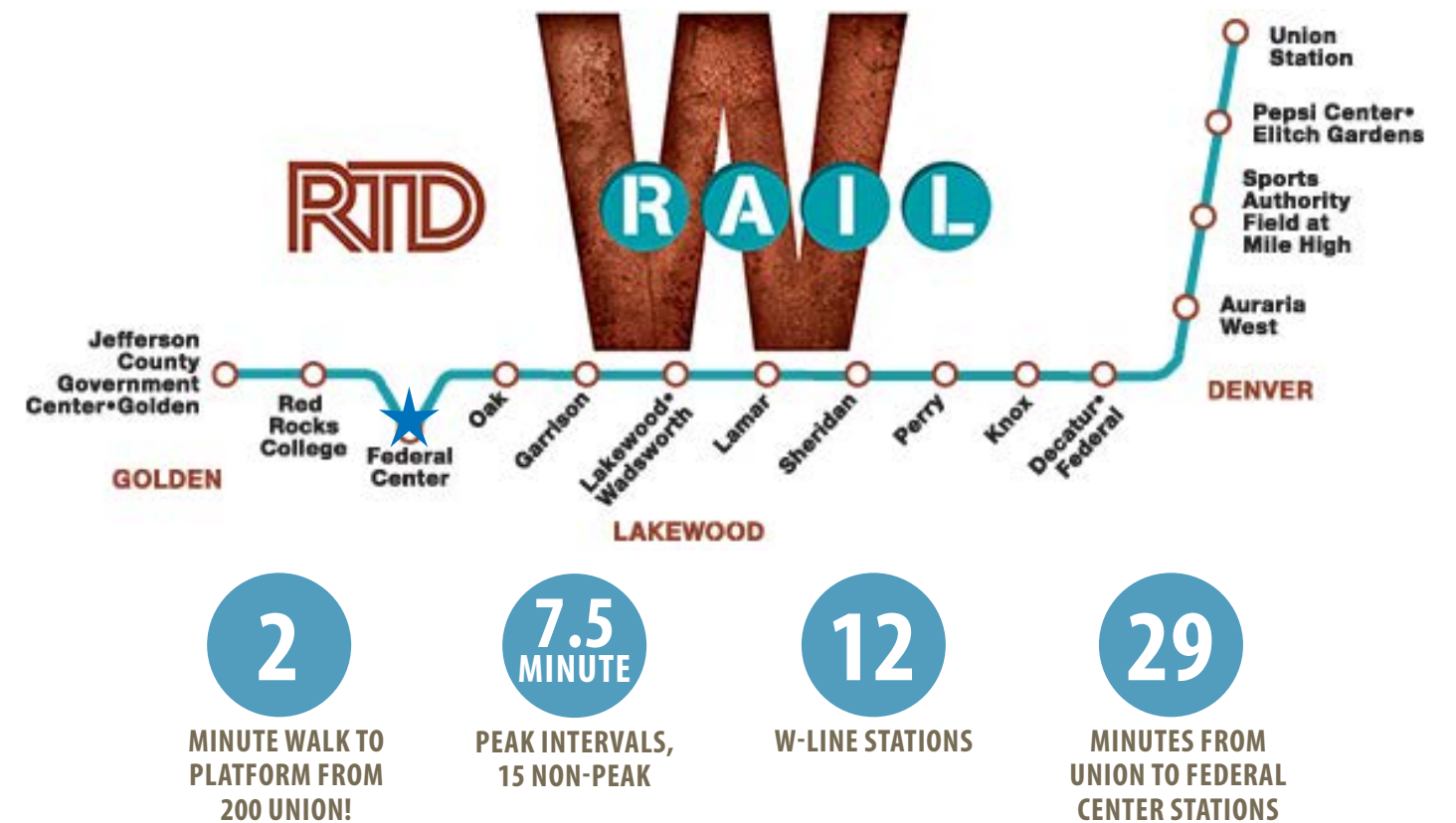Zachary T. Williams
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CUSHMAN & WAKEFIELD

200 UNION

BUILDING INFORMATION

Year of Construction:	1981 - Renovated 2015
Land Area:	5.247 Acres
Net Rentable Area:	79,598 RSF
Number of Stories:	Six (6)
Number of Elevators:	Two (2) Passenger
Typical Floorplate:	15,700 RSF
Parking:	4.2:1,000 RSF overall building ratio;
Electric:	Electrical power consists of 2,500 amp, 277/480 volt, 3-phase and 4 wire service
Window Mullion Spacing:	5'
Finished Ceiling Height:	8' to 10'

BUILDING AMENITIES

- NEW! On-site conference facility
- NEW! Fitness facility with showers & lockers
- Great mixed-use development with on site retail amenities including Jason's Deli, Subway, Super Cuts, Tuk-Tuk Thai Express, 240 Union, Rubio's and Smashburger
- Ideally located with excellent access to 6th Avenue, I-25, I-70 and the Central Business District
- Walking distance to unlimited retail and dining options along Union Boulevard
- Adjacent to the Federal Center Light Rail Station and St. Anthony's Hospital

FEDERAL CENTER LIGHT RAIL STATION

2 MINUTE WALK TO PLATFORM FROM 200 UNION!

7.5 MINUTE PEAK INTERVALS, 15 NON-PEAK

12 W-LINE STATIONS

29 MINUTES FROM UNION TO FEDERAL CENTER STATIONS

200 UNION ON-SITE RETAILERS: