

For Lease | Mission Trace Office Building

3 Months Free Rent



www.denverofficespace.com

2696 S. Colorado Blvd
Denver, CO 80222
(303) 765-4344

Rick Giarratano
rick@denverofficespace.com
(303) 226-4765
&
Mike Lindquist
mike@denverofficespace.com
(303) 226-4768
&
John Fairbairn
john@denverofficespace.com
(303) 226-4764

3333 South Wadsworth Blvd | Lakewood, CO 80227



Building Information

Building Highlights

Lease Rate | \$16.00 - \$18.00/SF FSG
Excellent Rates + Free Rent

Available Space | Suite 150 | 1,341 RSF
(Contiguous to Suite 160)
Suite 218 | 6,510 RSF
Suite 333 | 1,352 RSF
(Spec Suite)
Suite 120 | 1,541 RSF
Suite 215 | 1,694 RSF
Basement | 30,000 RSF

Common Area | Conference Room
High Speed Internet WiFi

Parking | Ample off-street parking

Elevator | Yes

City | Lakewood

Mixed Use Office-Retail Center
Anchored by Natural Grocers

Easy accessibility from S Wadsworth

Close proximity to Highway 285

Small Load Factor 17%

Move-In Ready Suites

Renovations Underway

Storage in the basement of the building

The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.



Rick Giarratano

(303) 226-4765
&

&

Mike Lindquist

(303) 226-4768

&

John Fairbairn

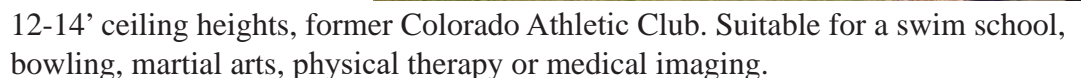
(303) 226-4764



Basement | 30,000 RSF

Lakewood Sister Park

Bear Creek Trail



The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

For Lease | Mission Trace Office Building



www.denverofficespace.com

2696 S. Colorado
Blvd Denver, CO
80222
(303) 765-4344

Rick Giarratano
rick@denverofficespace.com
(303) 226-4765

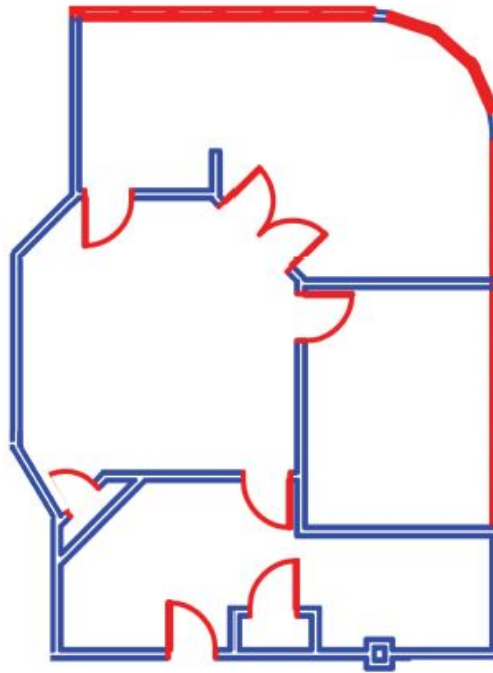
&

Mike Lindquist
mike@denverofficespace.com
(303) 226-4768

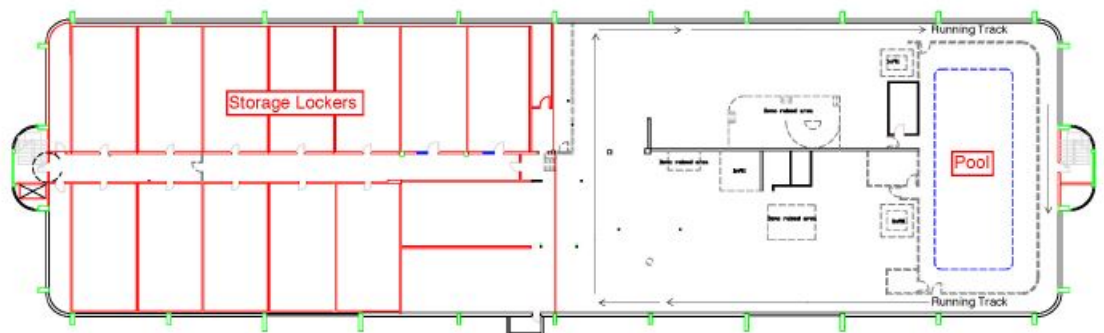
&

John Fairbairn
john@denverofficespace.com
(303) 226-4764

Suite 333
1,352 RSF



Basement
30,000 RSF



The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.