

For Lease | Mission Trace Office Building

3 Months Free Rent



www.denverofficespace.com

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

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John Fairbairn
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3333 South Wadsworth Blvd | Lakewood, CO 80227



Building Information

Building Highlights

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

Mixed Use Office-Retail Center
Anchored by Natural Grocers

Available Space | 1,060 SF - 6,510 SF

Easy accessibility from S Wadsworth

Common Area | Conference Room

Close proximity to Highway 285

High Speed Internet WiFi

Small Load Factor 17%

Parking | Ample off-street parking

Move-In Ready Suites

Floors | 3

Renovations Underway

Elevator | Yes

Storage in the basement of the building

City | Lakewood

County | Jefferson

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.

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Suite Availability

Location Highlights

- Suite 125** | 1,541 RSF
(Spec Suite)
- Suite 150** | 1,341 RSF
(Contiguous to Suite 160)
- Suite 160** | 1,640 RSF
(Contiguous to Suite 150)
- Suite 214** | 1,060 RSF
(Spec Suite)
- Suite 218** | 6,510 RSF
- Suite 333** | 1,352 RSF
(Spec Suite)
- Basement** | 30,000 RSF

Great walkable local restaurants and retail shops

Excellent accessibility from Highway 285 and Wadsworth
Fitness center and common conference areas on site

Close proximity to recreational areas:

Lakewood Sister Park
Bear Creek Trail



12-14' ceiling heights, former Colorado Athletic Club. Suitable for a swim school, bowling, martial arts, physical therapy or medical imaging.

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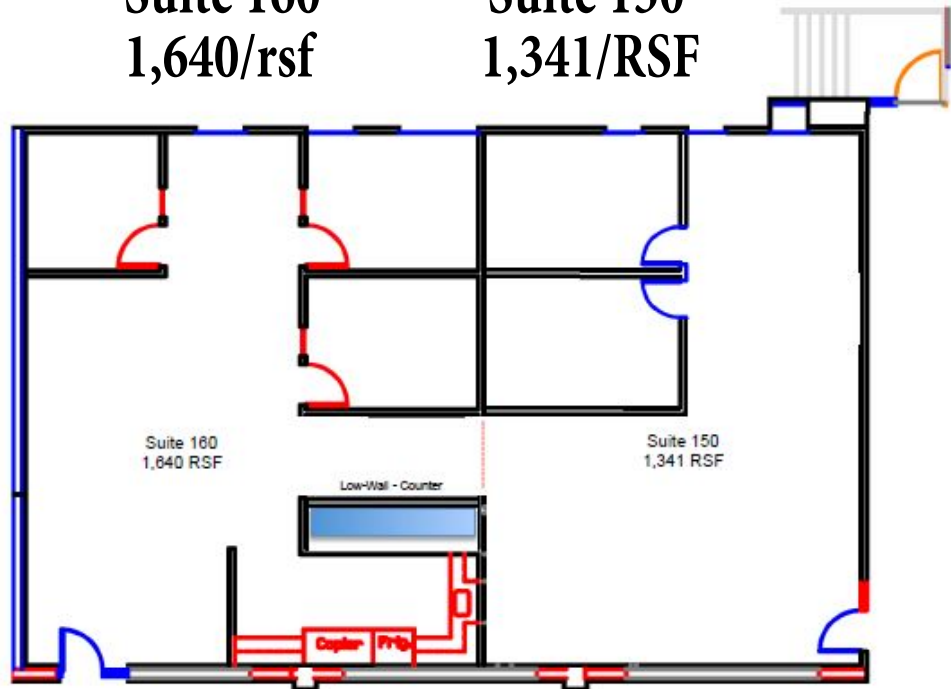
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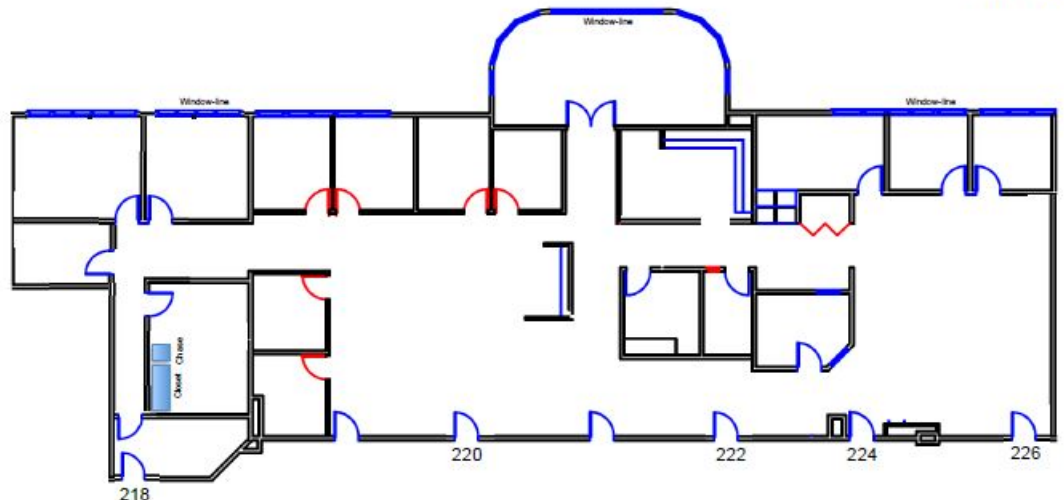
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Suite 160
1,640/rsf

Suite 150
1,341/RSF



Suite 218
6,510 SF



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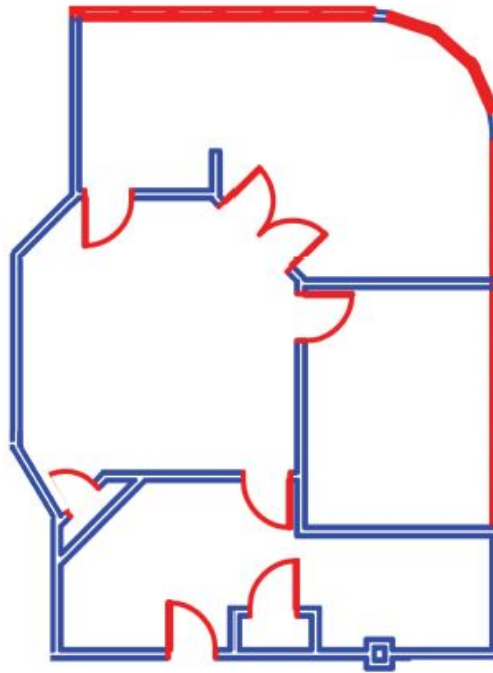
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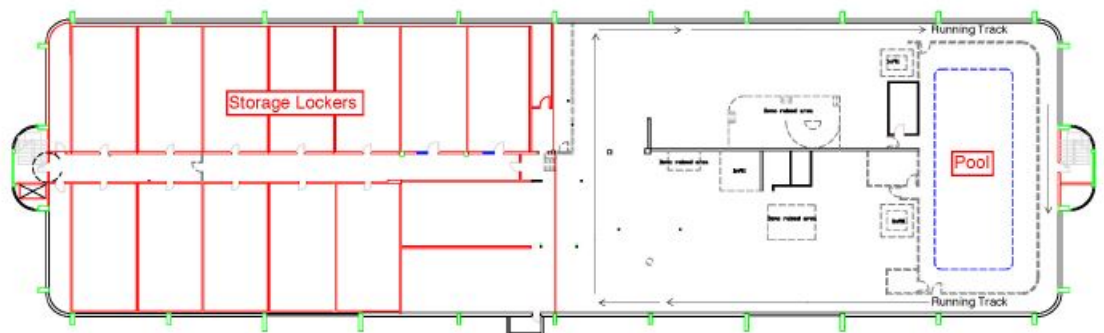
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1,352 RSF



Basement
30,000 RSF



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