

# For Lease | Springhill West



[www.denverofficespace.com](http://www.denverofficespace.com)

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3609 S. Wadsworth Blvd | Lakewood, CO 80235



## Building Information

## Building Highlights

**Lease Rate** | \$18.00 - \$18.50 /SF

Full Service

**Year Built** | 1983

**Year Renovated** | 2012

**Space Available:** | 957-3,304 SF

**Floors** | 5

**Parking** | Surface, 3.5:1,000

**City** | Lakewood

**County** | Jefferson

**Expenses** | 2017 Base Year

**Tenant Finish** | Negotiable

Common Conference Room

Easy accessibility from S. Wadsworth at  
Hampden/285

Close proximity to Highway 285 and C-470

Current Telecom providers; Comcast and  
Centurylink

Storage located in the building

Close proximity retail and restaurants

Easy access RTD Park and Ride

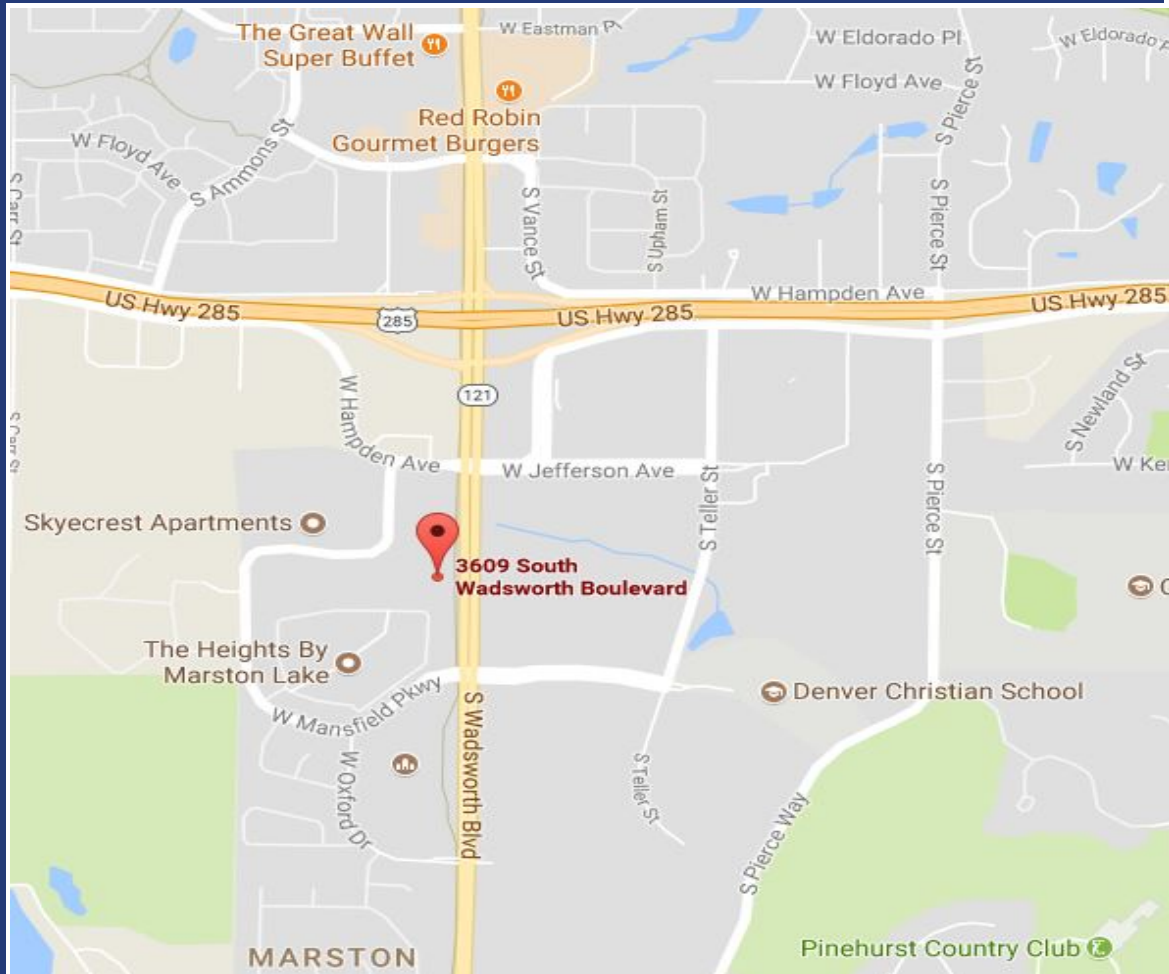
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## Suite Availability

**Suite 110** | 1,170 SF

Two (2) exterior office, storage and open area.

**Suite 118** | 957/SF

Two (2) exterior office, two (2) interior offices and storage

**Suite 135** | 1,898/SF

Suite can be divided into approximately two (2) 800/sf spaces

**Suite 390** | 2,202/SF

Three (3) offices, conference room, open area, West facing. Kitchen with sink

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