

For Lease | Springhill West



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

3609 S. Wadsworth Blvd | Lakewood, CO 80235



Building Information

Lease Rate | \$18.00/SF Full Service

Year Built | 1983

Year Renovated | 2012

Space Available: | Suite 118- 957/SF

Suite 110- 1,170/SF *

Suite 135- 1,898/SF *

* (Suites 110 and 135 are contiguous - 3,068/SF)

Floors | 5

Parking | Surface, 3.5:1,000

City | Lakewood

County | Jefferson

Expenses | Base Year

Tenant Finish | Negotiable

Building Highlights

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

Building has most current mechanical and
building system (PACE) that delivers
optimal energy efficiency and water
conservation

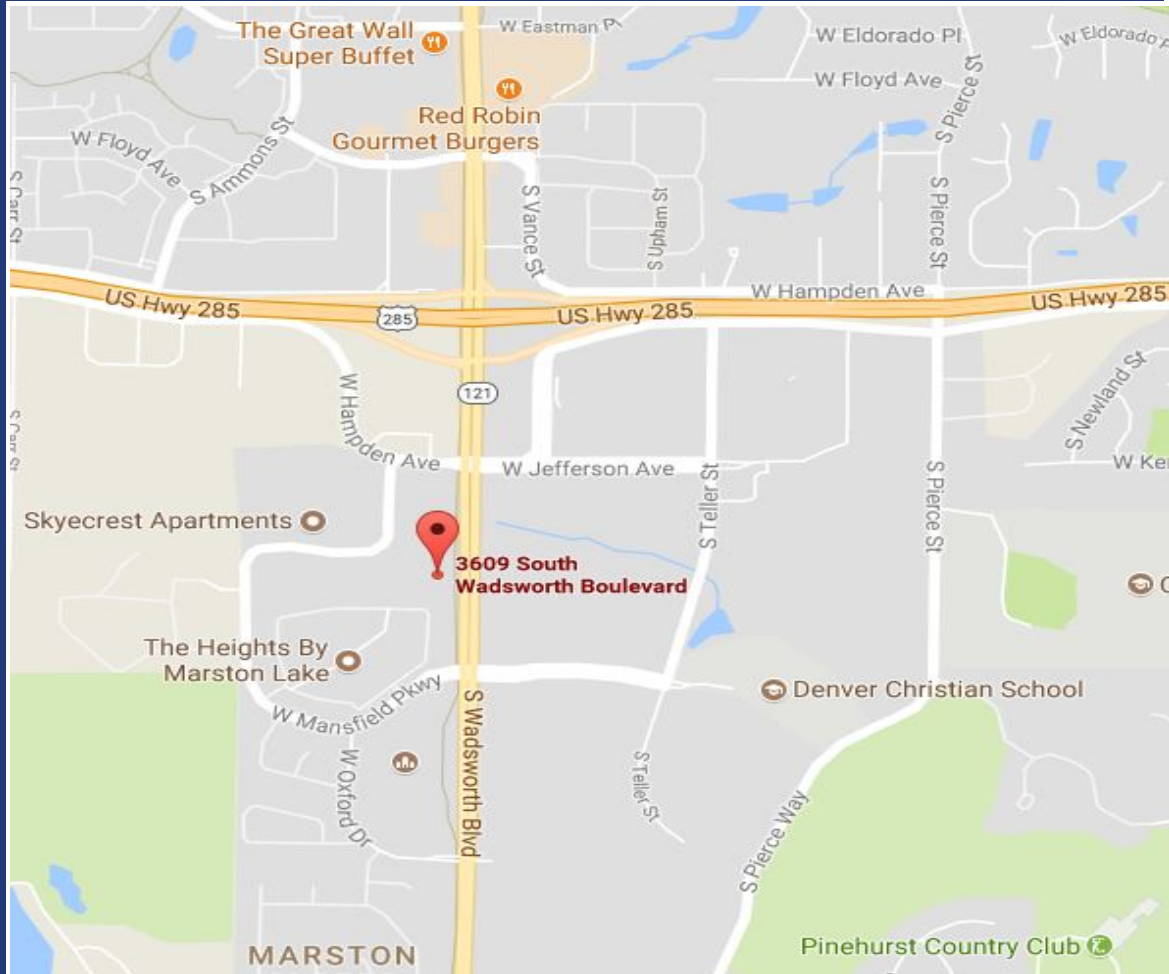
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Suite Availability

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

(Suites 110 and 118 are contiguous-3,068/RSF)

Suite 135 | 1,898/SF

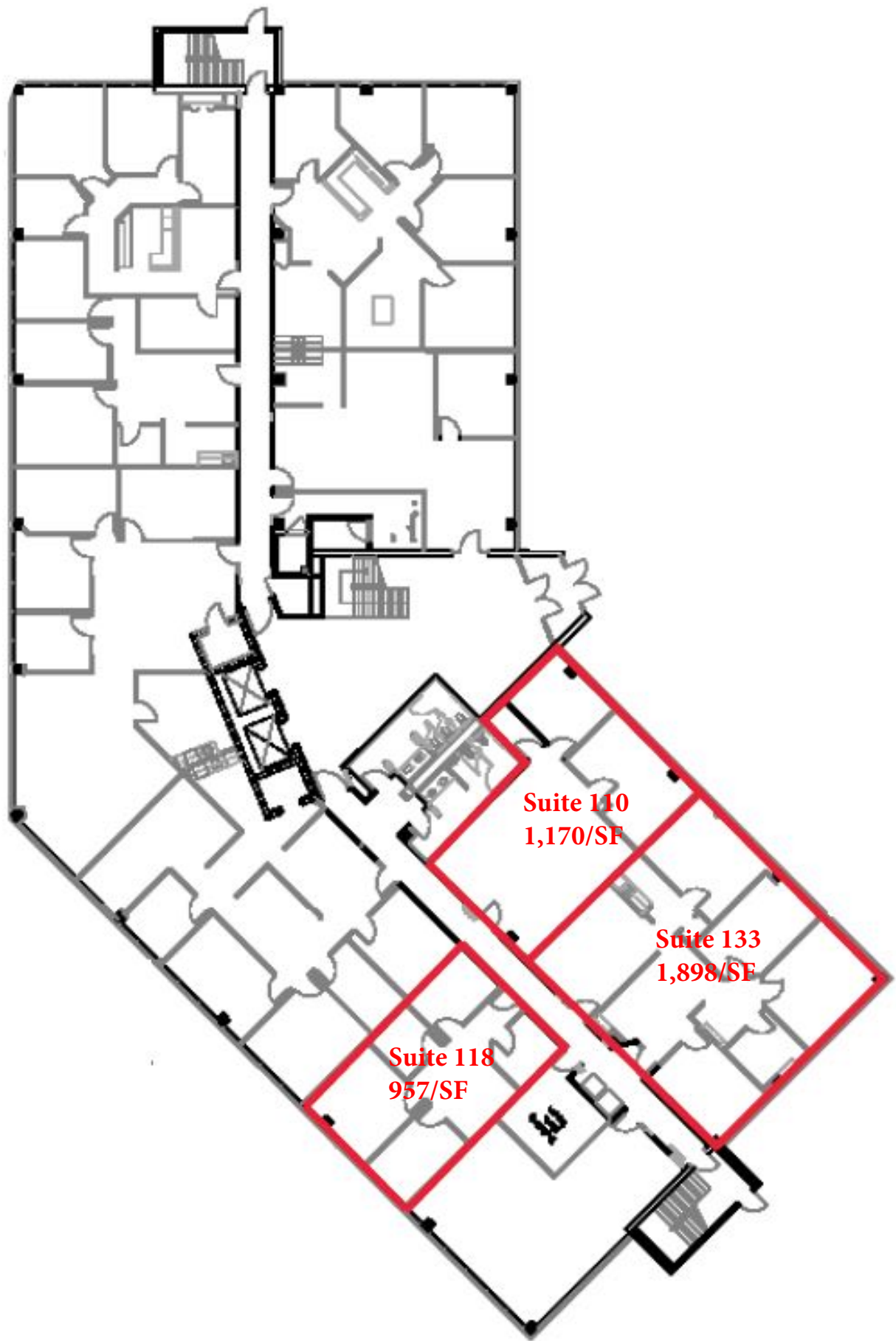
Suite can be divided into approximately two (2) 800/sf spaces

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3,068/SF total - Suites 110/135