

OFFICE SPACE
FOR SALE OR LEASE

1350 Independence St.

LAKEWOOD, CO 80215



Building Information

- > Sale Price: \$1,600,000.00 or \pm \$67.00/SF
- > Lease Rate: \$14.00/SF FSG
- > Total Building Size: 23,673 SF
- > Suite Availability: 1,500 – 8,000 SF
- > Lot Size: 1 Acre
- > YOC: 1980 with Recent Upgrades
- > Parking: Seventy (70) Spaces

Available Space

UNIT	RSF
102	1,500
200*	2,000
201*	2,000
202*	2,000
203*	2,000
303	2,000

*Can be Combined for 8,000 SF

Highlights

“Perfect Investment for Owner/User”

- > New Roof in 2018
- > New HVAC Units in 2018
- > Convenient Access to Major Thoroughfares
- > Walking Distance to Light Rail Station

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Accelerating success.

1350 Independence St.
Lakewood, CO 80215

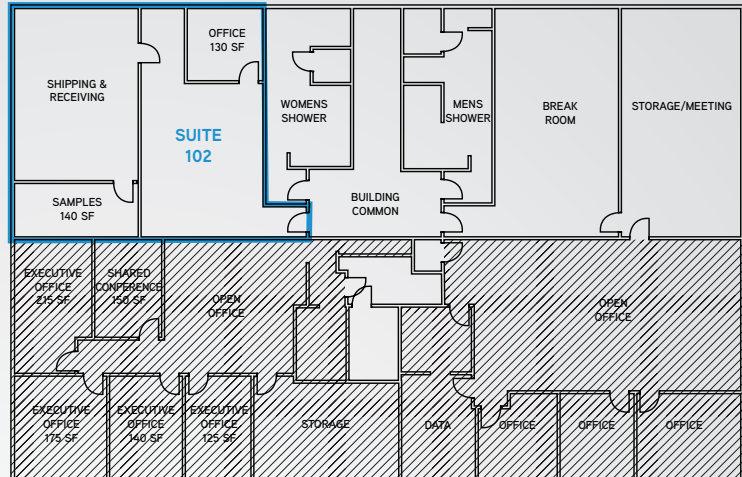
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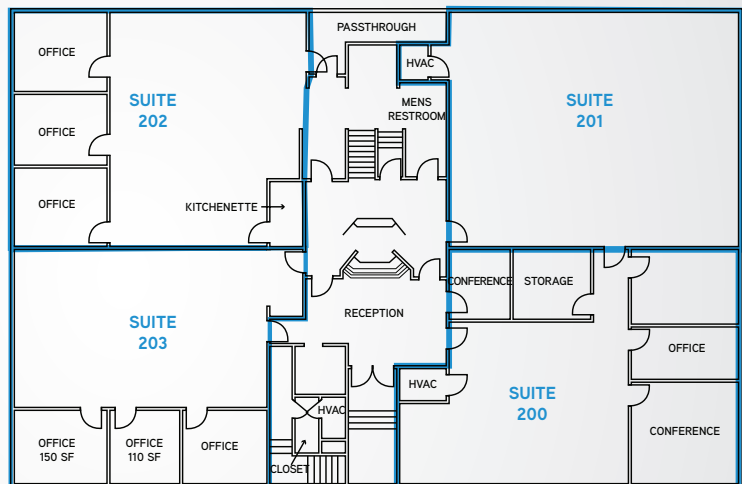
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1ST FLOOR



2ND FLOOR



3RD FLOOR

