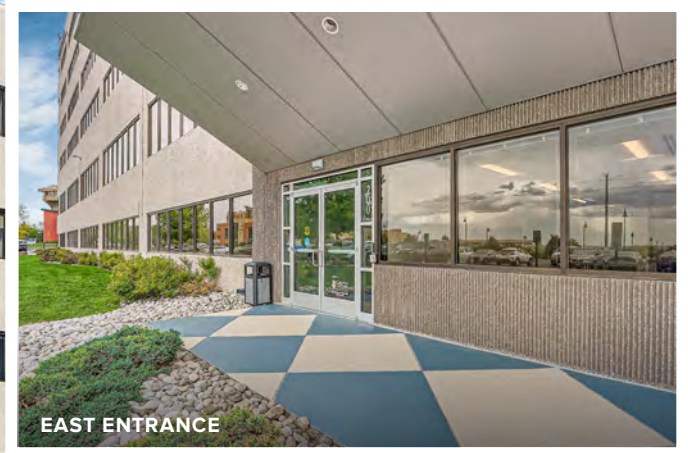


# 200 UNION

OFFICE SPACE FOR LEASE



NEWMARK



LAKWOOD, COLORADO

# BREATH OF FRESH AIR

9.2 MILES TO DOWNTOWN DENVER



## YOUR NEW SPACE AWAITS AT 200 UNION BOULEVARD

Introducing 200 Union, a six-story office property nestled in the vibrant Union Boulevard corridor of West Denver. Boasting convenient access to major thoroughfares and situated adjacent to the Federal Center Light Rail Station, this prime location offers unparalleled convenience and accessibility. With a variety of on-site retail amenities and an abundance of nearby dining and shopping options within walking distance, tenants can enjoy the benefits of working in a well-connected and amenity-rich environment.

Year of Construction	<b>1981</b>
Net Rentable Area	<b>80,789 RSF</b>
Typical Floorplate	<b>15,700 RSF</b>
Stories	<b>Six</b>
Land Area	<b>5.24 Acres</b>
Parking	<b>4.2: 1,000 RSF Overall</b> BUILDING RATIO
Number of Elevators	<b>Two (Passenger)</b>





Bike barn storage available on-site



2



4



1



3

# GALLERY

- 1** Plug-n-Play Space Available
- 2** Conference Room
- 3** Fitness Center
- 4** Lobby & Common Area



Retail & restaurant options available on-site



Adjacent to St. Anthony's Hospital



Quick access to RTD light rail, 6th Avenue, I-25, I-70, & the Central Business District



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 RTD FEDERAL CENTER STOP

**200 UNION**

Also On-Site  
 OPI Nails    SmashBurger  
 Tuk Tuk Thai Grill    Donuts  
 Subway    Jason's Deli

**RETAIL & SERVICES**

- 1 First Bank
- 2 Bank of Colorado
- 3 Westerra
- 4 Wells Fargo
- 5 Violet Salon
- 6 King Sooper's Fuel Center
- 7 Nest Nail Spa

**RESTAURANTS**

- 1 Old Chicago Pizza & Taproom
- 2 Le Peep
- 3 Dutch Bros
- 4 Del Taco
- 5 Starbucks
- 6 Firehouse Subs
- 7 Westrail Tap & Grill

**HEALTH CARE**

- 1 St. Andrews Hospital
- 2 Colorado Retina
- 3 Colorado Ear, Nose & Throat Group