



www.ModernRECommercial.com

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The information above has been obtained from sources believed 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 independently 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 should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE | TERRACE POINT OFFICE BUILDING

3190 S Wadsworth Blvd, Lakewood, CO 80227



Building Information

Lease Rate | \$18.00 - \$19.00/RSF FSG

Great Rates + Free Rent

Space Available

Suite 100 | 4,782 RSF

Suite 150 | 10,108 RSF

(suites 100/150 are contiguous for 14,890/RSF)

Suite 240 | 2,748 RSF

Suite 300 | 6,113 RSF

(Divisible)

Suite 305 | 3,652 RSF

Suite 380 | 1,769 RSF

(Floorplans on CoStar)

Parking | Ample surface parking
(North and South sides of building)

Elevator | Yes (2)

Access | 24/7

YOC | 1981

Stories | Three (3)

Building Size | 54,328 RSF

Building Highlights

- Great location 1 minute off 285 and Wadsworth Boulevard (Just North of Hampden)
- Move-In Ready Suites
- Gym/Lockers/Showers On-Site
- Building/Monument signage available
- Direct access into the building on the 1st/2nd floors
- Great Tenant Mix
- Fiber available
- Abundant Surface Parking
- New Management
- Ownership - Well Capitalized
- Competitive Improvements Allowance (Available to new tenants)
- Long-Term Ownership



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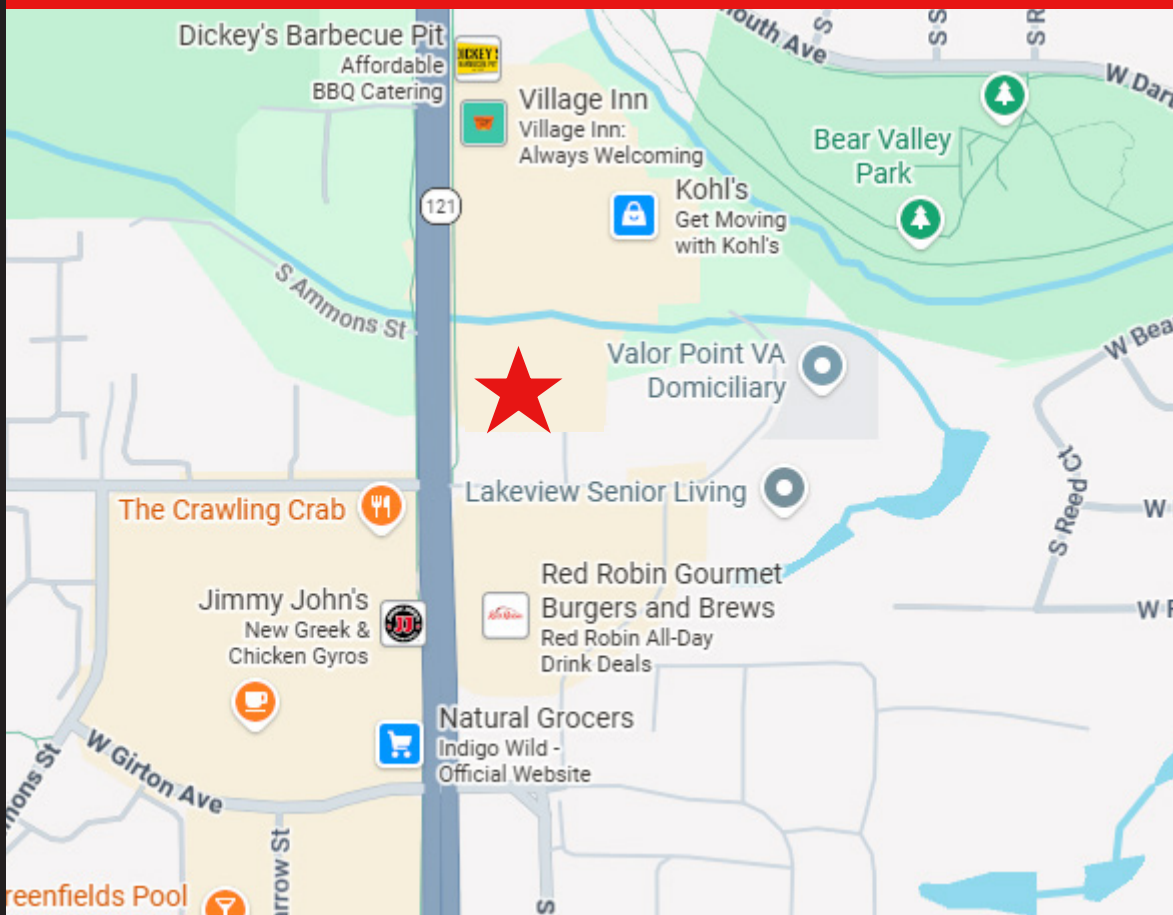
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Location Highlights

- Easy access to 285 (1 Minute) C-470/I-25/I-70
- Retail and Restaurant amenities in immediate area (Walkable)
- On-Site Gym
- Many upgrades to building/spaces
- Easy access to all points of the city (Downtown/Tech Center/DIA)
- On Site Picnic Area
- Easy access to mountains
- Several lodging options in immediate area
- Great surrounding area demographics
- Cars VPD 47,334
- Numerous trails in immediate area



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