

Building Colorado From The Ground Up



The Union One Building

www.spectracolorado.com

For Lease
195 S. Union Blvd, Lakewood, CO 80228 - West
Retail, Office

General Information
Zoning C-3
Access 6th Ave. via South Union Blvd.
County Jefferson
Building site size 64,836 Sq.Ft.
Tax Id# 089331

Property Description

Complete 2004 Redevelopment. Developer will build to Suit then sell or lease all or part of this high traffic very visible Union Blvd. Retail/Office Opportunity. Superior Curb appeal will be delivered on completion. Modern Glass/Driveit elevation. Soaring ceilings to 15ft. Solid Twin Tee concrete construction. Monument sign on Union Blvd.

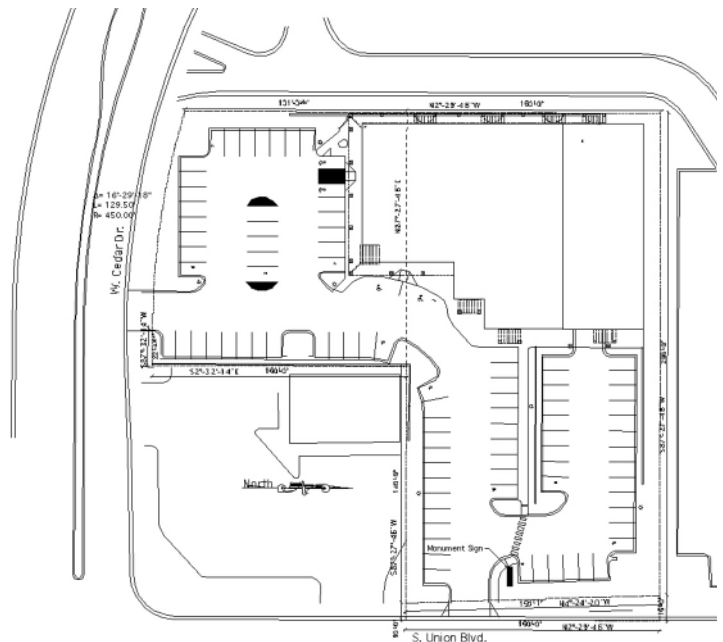
Member Notes: Quality developer will cater to your client needs. In house design/construction. Superior Turn Key Opportunity.

Lease Information

Lease Rate:	\$10.00 - \$18.00
Terms	Favorable Bank Financing Available
NNN	Yes
Expenses	\$6.50
Total Available Sq.Ft.	22,725
Max Contiguous Sq.Ft.	22,725
Min. Available Sq.Ft.	1,500
Divisible	Yes

Improvements

Retail Type	Free Standing Building
Building Sq.Ft.	22,725
YOC	1977
Redeveloped	2004
Parking	117 Spaces
Construction Type	Twin Tee
Heat/AC	Combined Roof Mount



Marketed by:

Hanover
Commercial
(303) 399-9000

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