

**Office Space for Lease**  
**\$16.50 - \$18.50 psf Full Service**

- ◆ Premier Building Signage for full floor lease
- ◆ Undergoing common area renovations, to be complete February 2008.
- ◆ Great visibility and access via 6th Avenue, C470, I-70, Kipling and Union Boulevard
- ◆ Adjacent amenities include restaurants, coffee house, Sheraton Hotel, athletic club and numerous business and personal services
- ◆ Onsite features include flexible HVAC for after-use, on-site storage, 1 parking space per 225 SF



Building Name..... Union Point  
 City/County..... Lakewood/Jefferson  
 Building Size ..... 41,647  
 Year Built..... 1982  
 No. Floors..... Four  
 Floor Size Full Floor..... 10,343  
 Land Size ..... 2.407 acres  
 Elevator ..... Yes (2)  
 Heating/HVAC..... Gas forced air/heat pump  
 Lease Term..... 3 - 7 years  
 Parking Ratio..... 1/225 rsf  
 Signage ..... Building signage with full floor tenant

**Available Space**

Suite	Available Sq. Ft.
105	2347
110	2396
120	2077
210	1695
430	2177
440	1538

**For more information, visit our website at [www.bartellre.com](http://www.bartellre.com) or contact:**

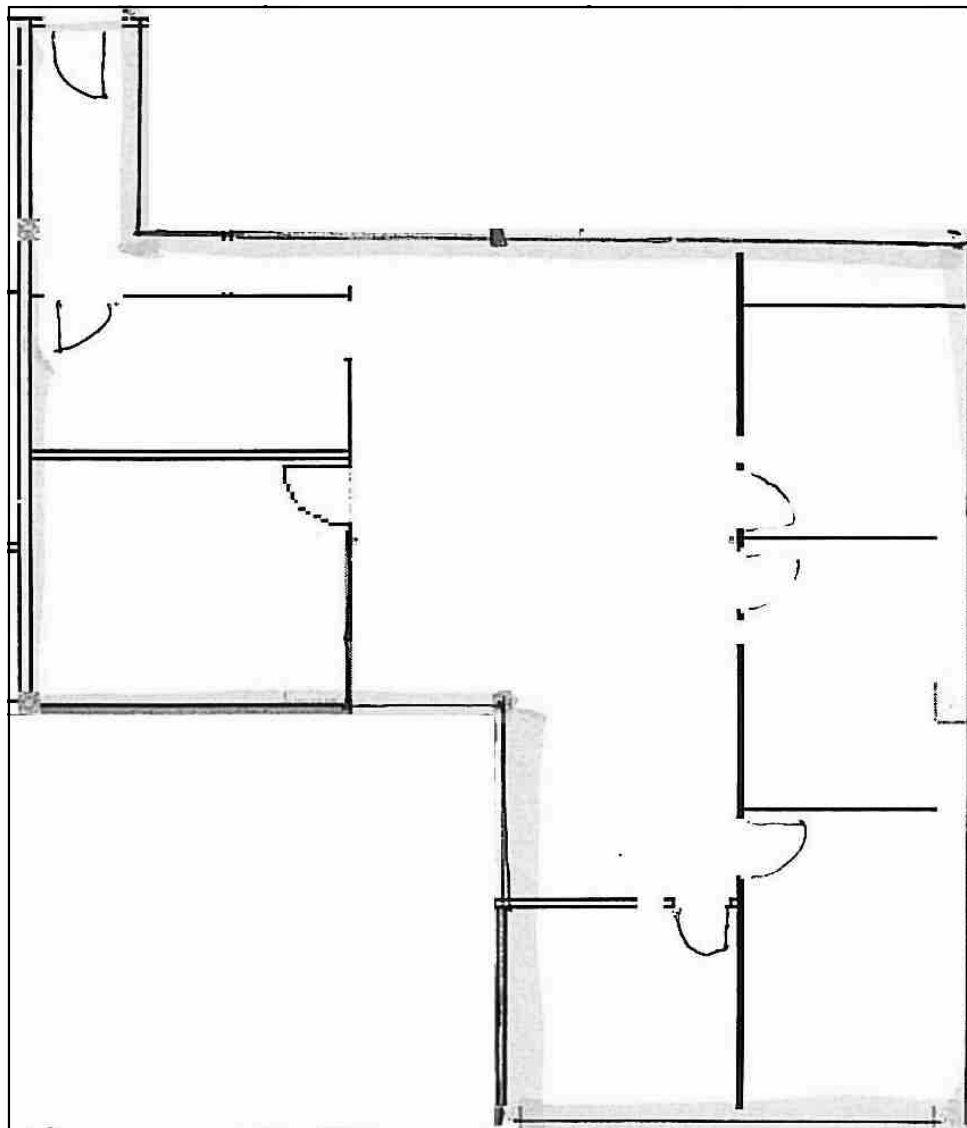
**Dan Bartell**  
**(303) 753-9100**  
**[dan@bartellre.com](mailto:dan@bartellre.com)**

*This information has been secured from sources deemed reliable, but we make no representation or warranties.*



**Suite 210**

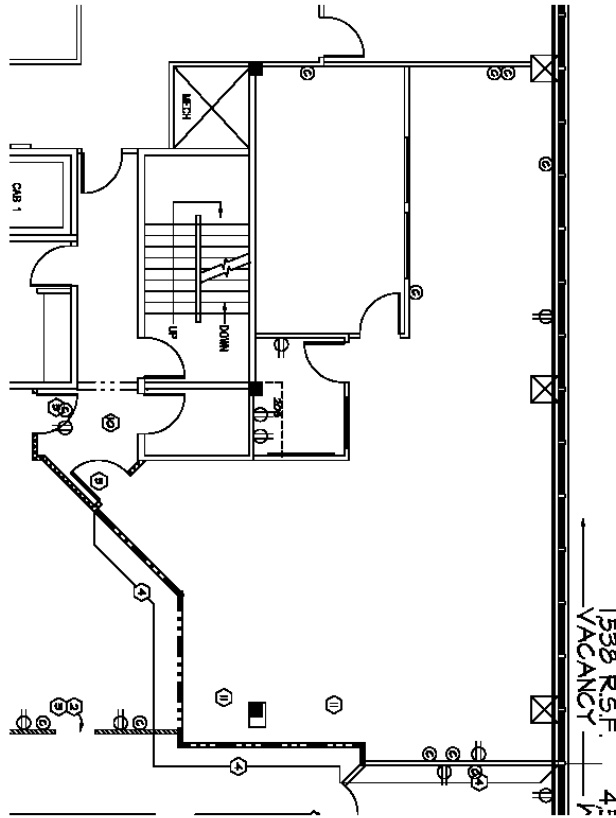
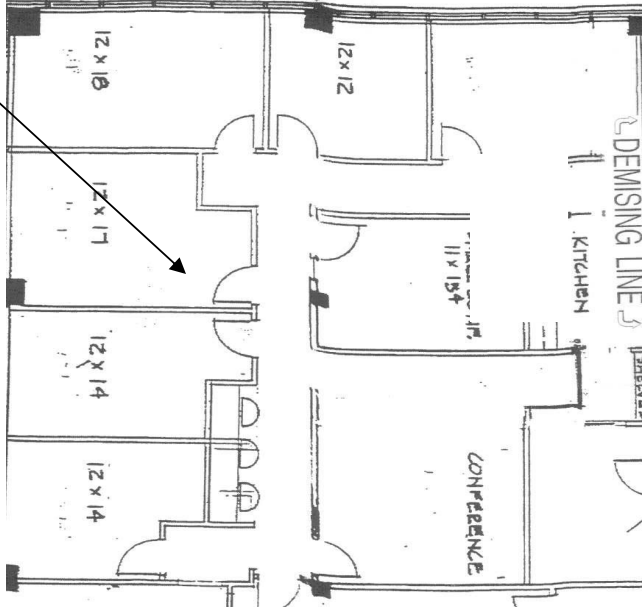
**Total 1695 Square Feet**



**4th Floor**

**Ste 430**

**2177 Sq Ft**



**Ste 440**

**1538 Sq Ft**



## Common Area Renovations - Completion February 2008

Add a crisp new building design to our already prime location and aggressive lease packages to your line up!

Renovations include: restrooms, new lobby furniture, carpet, paint, and atrium.