

# FOR SUBLEASE

1726 Cole Blvd  
Lakewood, CO 80401  
Suite 150 | 11,785 SF



**RATE: \$16.00 / SF Full Service**

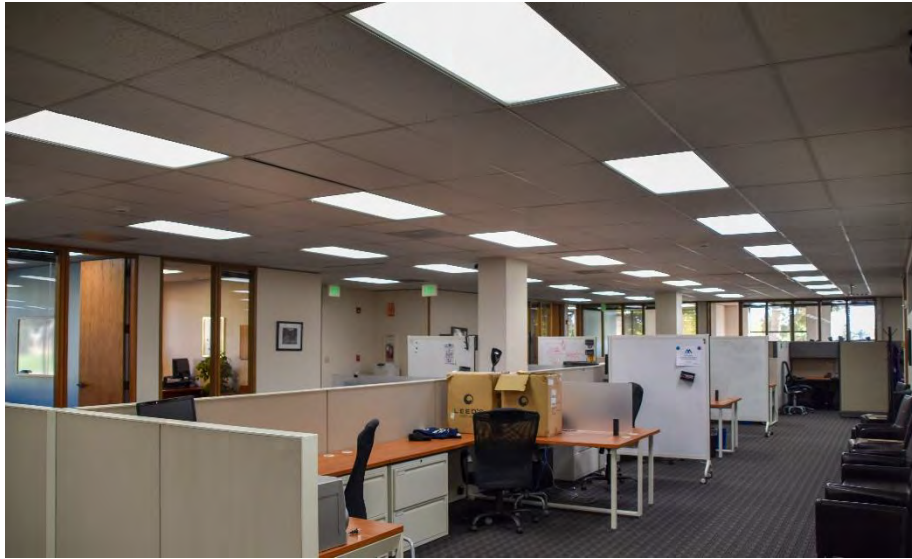
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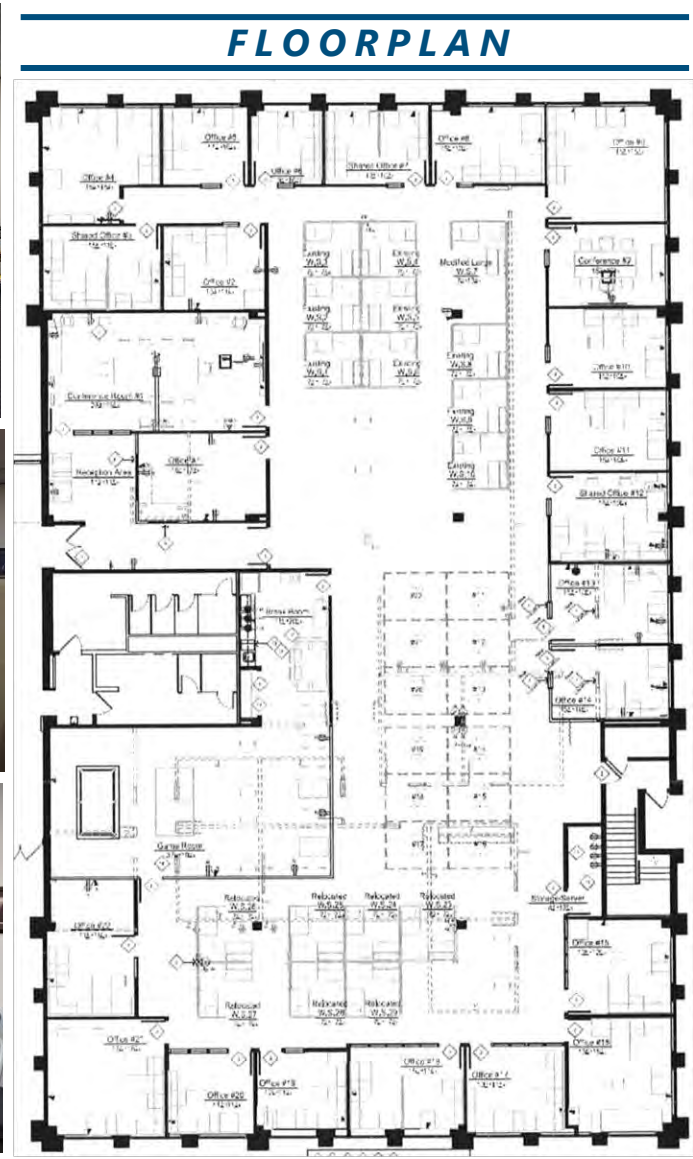
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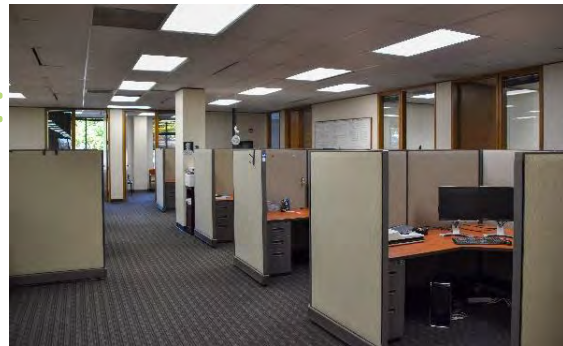
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## SUITE 150 | 11,785 RSF

- 13 offices
- 7 large offices
- 1 small conference room
- 1 large conference room
- 29 workstations
- 1 IT Room
- 1 Storage Room
- 1 IT Office
- 1 Breakroom
- 1 Kitchen
- Furniture negotiable
- Term through November 2022



# FOR SUBLEASE



## AREA HIGHLIGHTS

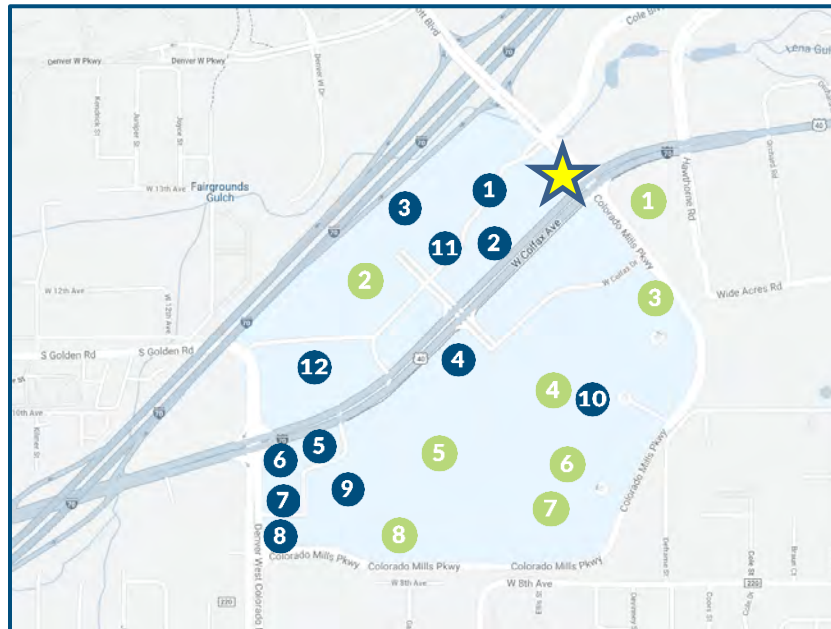
- **Parking: 2.80/1,000**
- **Easy Access to I-70 & Denver West Blvd**
- **Proximity to Denver West Village**
- **Near health club facility**
- **Quick drive to a surplus of restaurants**
- **Short distance to various retail shops**

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## RESTAURANTS

- 1 Tokyo Joes
- 2 Red Robin
- 3 Whole Foods
- 4 Chipotle Mexican Grille
- 5 Modern Market
- 6 Bonefish Grill
- 7 Panera Bread
- 8 Chick-fil-A
- 9 Crumbl Cookies
- 10 Yard House
- 11 Olive Garden
- 12 Blue Sky Café and Juice Bar



## LIFESTYLE

- 1 Denver West Plaza
- 2 World Market
- 3 Marriot Denver
- 4 Target
- 5 Nike Factory Store
- 6 Colorado Mills
- 7 Burlington
- 8 Dick's Sporting Goods

