



3605 S. TELLER STREET
Lakewood, Colorado 80235



NEW REDUCED PRICE

PROPERTY FEATURES

- Contemporary design features
- Wired for redundant power
- Secured covered parking
- Located within the Academy Park Business Park
- Convenient access via Wadsworth and Hampden
- Numerous nearby amenities and services
- Professionally maintained, covenant controlled business park
- Suitable for a variety of professional uses

BUILDING SPECIFICATIONS

Sale Price:	\$2,495,000	Elevator:	One
Sale Price per SF:	\$97.53	Parking Ratio:	46 surface; 38 covered
Building Size:	25,583 SF	Expenses:	\$6.38/SF (2016)
Land Area:	42,907 SF	Zoned:	P.D.
Year Built:	1984	Fire Suppression:	Wet
Stories:	3	Floor Plan:	Private Offices and Open Area

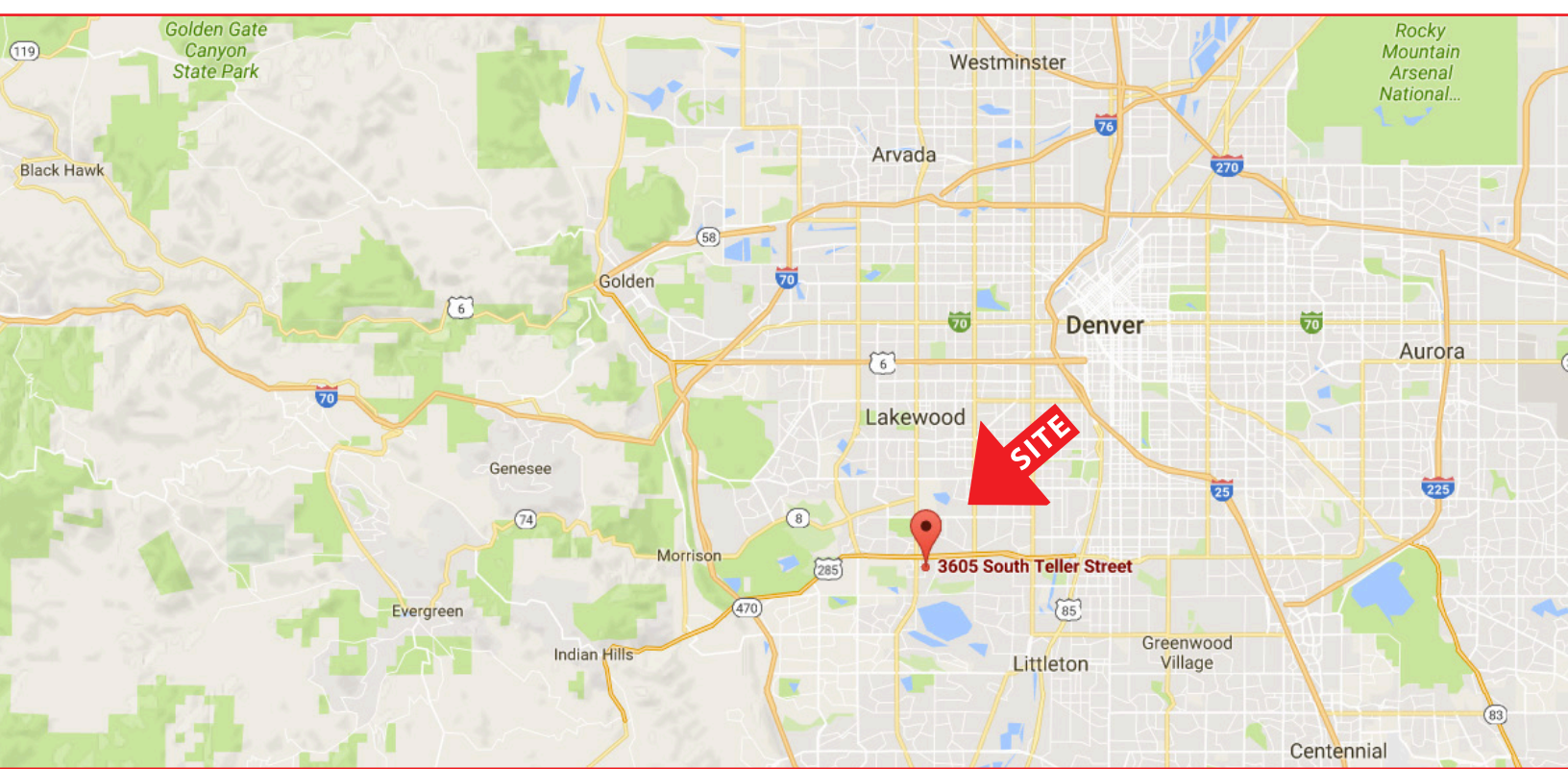
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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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