

BARTELL & CO

REAL ESTATE

274

UNION

5 STAR RENOVATION • PRIME LOCATION

SERVICE • MOUNTAIN ACCESS • SMART BUILDING
LIGHT RAIL • FLEXIBLE FLOOR PLANS • RESTAURANTS
SIGNAGE • QUALITY TENANTS • BUSINESS DISTRICT





THE CITY OF LAKEWOOD IS THE
5TH LARGEST CITY
 IN COLORADO

275 SF / EMPLOYEE
 = OFFICE SF NEEDED

PROJECT DETAILS:

BUILDING NAME	274 UNION
CITY/COUNTY	LAKEWOOD/JEFFERSON
BUILDING SIZE	41,647
YEAR BUILT	1982
NO. FLOORS	4 + STORAGE BASEMENT
FLOOR SIZE FULL FLOOR	10,343
LAND SIZE	104,767 SF
ELEVATOR	YES (2)
HEATING/HVAC	GAS FORCED AIR/PUMP COOL TWR
LEASE TERM	3-10 YEARS
PARKING RATIO	1 SPACE PER 225RSF
SIGNAGE	BUILDING SIGNAGE & ID AVAILABLE
INTERNET	COMCAST CABLE — CENTURYLINK HIGH CAPACITY
STORAGE	ON-SITE DEAD FILE STORAGE
LEASE RATES	\$20+ PSF PER TI*

*Subject to change



Green Mountain Park



Belmar



Fox Hollow

LOBBY & CORRIDOR

- Captivating Tiled Feature Wall
- Dramatic LED Lighting
- Digital Directory
- Polished Concrete Floors

BATHROOMS

- Sophisticated Quartz Counter
- Complimentary Lighted Mirror
- Touchless Flush & Faucets
- Automatic Hand Dryer



THE BUSINESS HUB ON THE WEST SIDE

HIGHWAY AND AIRPORT ACCESS

- Easy access to US6, I70, C470 and I25
- 6 minutes – 3 miles to Colorado Mills/Denver West
- 10 minutes – 4 miles to Belmar/Downtown Lakewood
- 10 minutes to Downtown Denver
- 40 minutes – 32 miles to Denver International Airport
- 1 hour 40 minutes – 89 miles to Vail

HOTELS

- 8 hotels with 1,100 rooms within 1 mile radius
- Extended Stay, Marriott, Sheraton (2 doors down), Hampton and Hilton

MEETING SPACE

- Nearly all hotels have conference and meeting space
- Baldoria on the Water

RESTAURANTS & FOOD CHOICES

- More than 50 options for food are located in the Union Blvd. Corridor area including three grocery stores

COMMUTING

- LIGHT RAIL: Federal Center Station and Park-n-Ride located within 200 yards walking distance of 274 Union
- BUS: Access to and from Golden, Boulder and foothills including Conifer and Evergreen via RTD regional bus routes
- Improved pedestrian connection from Federal Center Station light rail platform to Union Blvd.

PEDESTRIAN IMPROVEMENTS

- New pedestrian signal and crossing improvements located just south of 274 Union provide for a safer and quicker crossing of Union Blvd.

BIKE FRIENDLY

- Designated a Bicycle Friendly Community by the League of American Bicyclists

RECREATION

- Numerous gym and recreation centers nearby
- Access to Green Mountain Park via Summit Loop Trail





LEASING INFO:

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