

Lease Availability Report

12136 W Bayaud Ave - Lakewood Place

Denver, CO 80228 - West Denver Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1981
RBA:	48,300 SF
Floors:	3
Typical Floor:	16,100 SF
Core Factor:	12.6%

AVAILABILITY

Min Divisible:	1,456 SF
Max Contig:	11,446 SF
Total Available:	25,937 SF
Asking Rent:	\$17.00 - 18.75/FS

EXPENSES PER SF

Taxes:	\$2.37 (2015)
Opex:	\$5.23 (2011)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Office	Relet	4,260	4,260	4,260	\$17.75 - 18.75/FS	Vacant	3 - 5 Yrs
P 1st	102	Office	Relet	1,456	1,456	1,456	\$17.75 - 18.75/FS	Vacant	3 - 5 Yrs
P 1st	120/130	Office	Relet	4,433	4,433	4,433	\$17.75 - 18.75/FS	Vacant	3 - 5 Yrs
P 1st	105	Office	Relet	1,954	1,954	1,954	\$17.75 - 18.75/FS	Vacant	3 - 5 Yrs
P 3rd	310/320	Office	Relet	2,588 - 11,446	11,446	11,446	\$17.75 - 18.75/FS	Vacant	3 - 5 Yrs
P 3rd	360	Office	Relet	2,388	2,388	2,388	\$17.00/FS	30 Days	3 - 5 Yrs

AMENITIES

Bus Line

TRANSPORTATION

Parking:	210 free Surface Spaces are available; Ratio of 4.00/1,000 SF
Transit/Subway:	18 minute walk to Federal Center Transit Stop (W Line)
Airport:	45 minute drive to Denver International Airport
Walk Score ®:	Very Walkable (70)
Transit Score ®:	Good Transit (53)

KEY TENANTS

Piñon Management, Inc.	6,000 SF	Crown Point Assisted Living & Memory Care	3,000 SF
Radio Disney AM1690	2,800 SF	A B C Radio Network Inc	2,000 SF
Colorado Culture Change Coalition Inc	400 SF	Qp Health Care Services, Llc	200 SF

