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# American Facility Service Group

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9/29/2016

PREPARED BY:



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# Lease Availability Report

## 3333 S Wadsworth Blvd - Mission Trace Office

Lakewood, CO 80227 - Southwest Denver Submarket



### BUILDING

Type:	<b>Class B Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1983</b>
RBA:	<b>87,723 SF</b>
Floors:	<b>3</b>
Typical Floor:	<b>32,073 SF</b>
Core Factor:	<b>15.7%</b>

### AVAILABILITY

Min Divisible:	<b>1,000 SF</b>
Max Contig:	<b>4,316 SF</b>
Total Available:	<b>7,618 SF</b>
Asking Rent:	<b>\$17.00 - 18.00/FS</b>

### EXPENSES PER SF

Total Expenses:	<b>\$6.25 (2016)</b>
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### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	120	Office	Relet	1,000 - 4,316	4,316	4,316	\$17.00 - 18.00/FS	Vacant	3 - 5 Yrs
P 2nd	217	Office	Relet	2,137	2,137	2,137	\$17.00 - 18.00/FS	Vacant	3 - 5 Yrs
P 2nd	200	Office	Relet	1,165	1,165	1,165	\$17.00 - 18.00/FS	Vacant	3 - 5 Yrs

### SALE

Last Sale: Portfolio of 2 Properties in Lakewood, CO Sold on Jun 27, 2007 for \$10,575,000 (\$88.22/SF)

### TRANSPORTATION

Parking:	271 free Surface Spaces are available; Ratio of 3.00/1,000 SF
Airport:	50 minute drive to Denver International Airport
Walk Score ®:	Somewhat Walkable (65)
Transit Score ®:	Some Transit (40)

### KEY TENANTS

Vitamin Cottage Natural Food Markets Inc	5,780 SF	Spectrum Community Svc Office	5,000 SF
Lohman Insurance	4,350 SF	Creativexteriors Inc	4,000 SF
Tradavo Inc	4,000 SF	1st Net Real Estate Services	3,000 SF

