

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# Lakewood Office Space For Lease

363 and 393 S. Harlan St., Lakewood, CO 80226



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363 S. Harlan St.



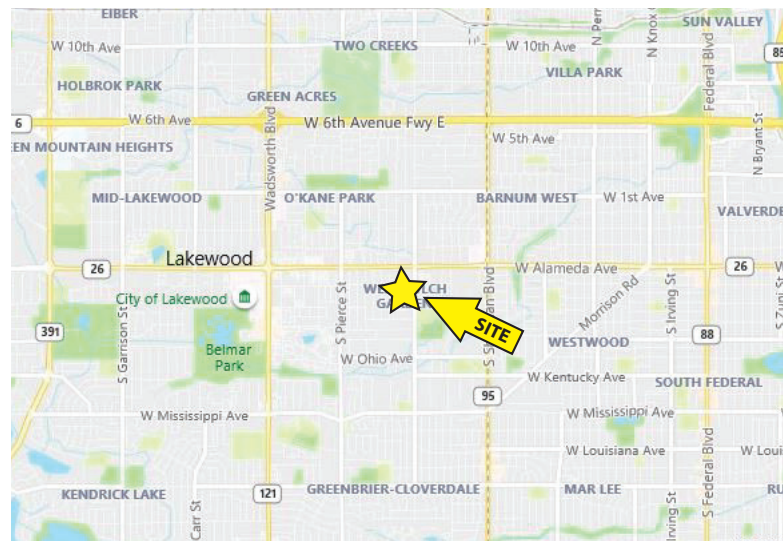
393 S. Harlan St.



## Overview

<b>363 Building:</b>	25,085± SF (YOC: 1980)
<b>393 Building:</b>	24,097± SF (YOC: 1981)
<b>Parking:</b>	194 Spaces (Both Buildings, 3.7:1,000 ratio)
<b>Lease Rate:</b>	\$13.00/SF MG

Located just south of Alameda Ave. about halfway between Sheridan & Wadsworth, sit the two Belmar East office buildings. Offering updated finishes, a responsive landlord, property manager, abundant parking, and affordable lease rates. Numerous nearby retail and restaurant amenities.



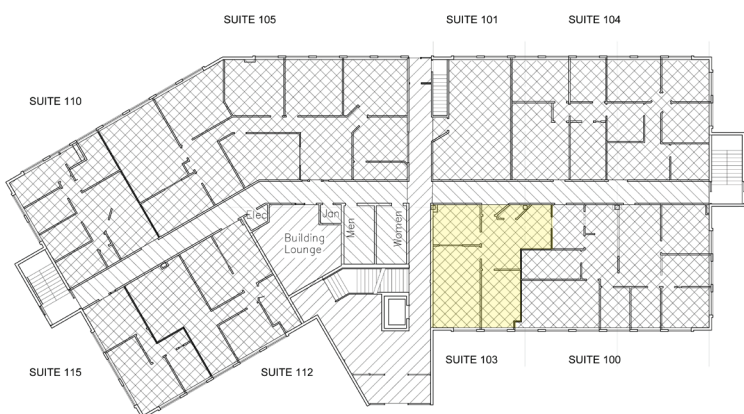
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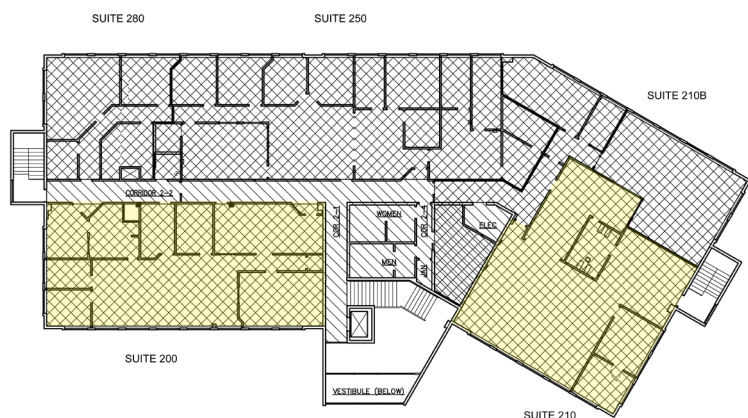
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**363 S. Harlan St.**



**393 S. Harlan St.**



**Office Breakdown**

**363 S. Harlan St.**

Suite 100:	2,004 RSF	Leased
Suite 103:	1,037 RSF	Available 10/31/24
Suite 104:	2,185 RSF	Leased
Suite 105:	3,294 RSF	Leased
Suite 110:	1,152 RSF	Leased
Suite 112:	1,348 RSF	Leased
Suite 115:	692 RSF	Leased
Suite 200:	8,775 RSF	Leased
Suite 203:	741 RSF	Leased
Suite 205:	1,865 RSF	Leased
Suite 260:	1,231 RSF	Leased
Suite 280:	803 RSF	Available

**393 S. Harlan St.**

Suite 100:	2,845 RSF	Leased
Suite 105:	2,036 RSF	Available
Suite 108:	758 RSF	Leased
Suite 110:	969 RSF	Available
Suite 170:	2,198 RSF	Available
Suite 180:	1,235 RSF	Leased
Suite 190:	990 RSF	Leased
Suite 200:	2,754 RSF	Available 4/30/24
Suite 210A:	3,602 RSF	Available
Suite 210B:	995 RSF	Leased
Suite 250:	3,670 RSF	Leased
Suite 280:	1,155 RSF	Leased