

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.



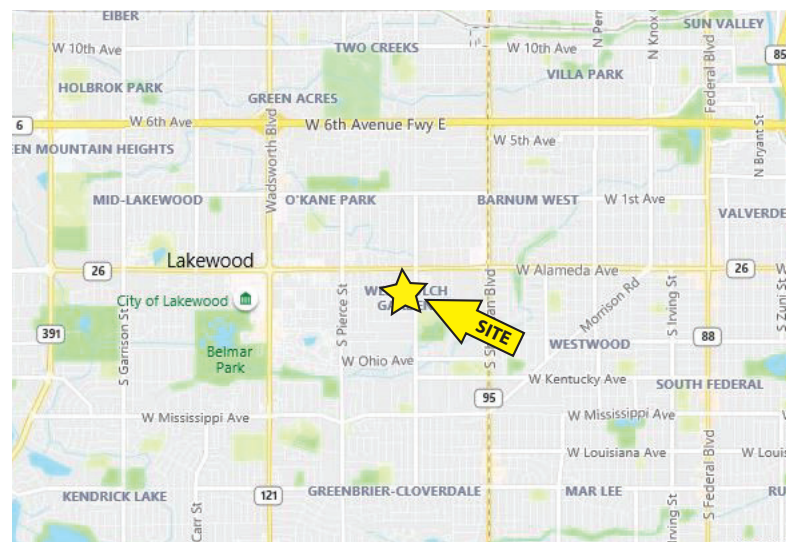
393 S. Harlan St.



## 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>	\$15.00/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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## 363 S. Harlan St.



## 393 S. Harlan St.



### 363 S. Harlan St.

### Office Breakdown

### 393 S. Harlan St.

Suite 100:	2,004 RSF	Available	
Suite 103:	1,116 RSF	Leased	
Suite 104:	2,185 RSF	Leased	
Suite 105:	3,294 RSF	Available	11/1/23
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	2/14/24

Suite 100:	2,845 RSF	Leased	
Suite 105:	2,036 RSF	Available	
Suite 108:	758 RSF	Available	
Suite 110:	1,866 RSF	Available	9/30/23
Suite 170:	2,198 RSF	Available	
Suite 180:	1,235 RSF	Leased	
Suite 190:	990 RSF	Leased	
Suite 200:	2,754 RSF	Leased	
Suite 210A:	3,602 RSF	Available	
Suite 210B:	995 RSF	Leased	
Suite 250:	3,670 RSF	Leased	
Suite 280:	1,155 RSF	Available	