



Lakewood Office Space For Lease

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

363 S. Harlan St.

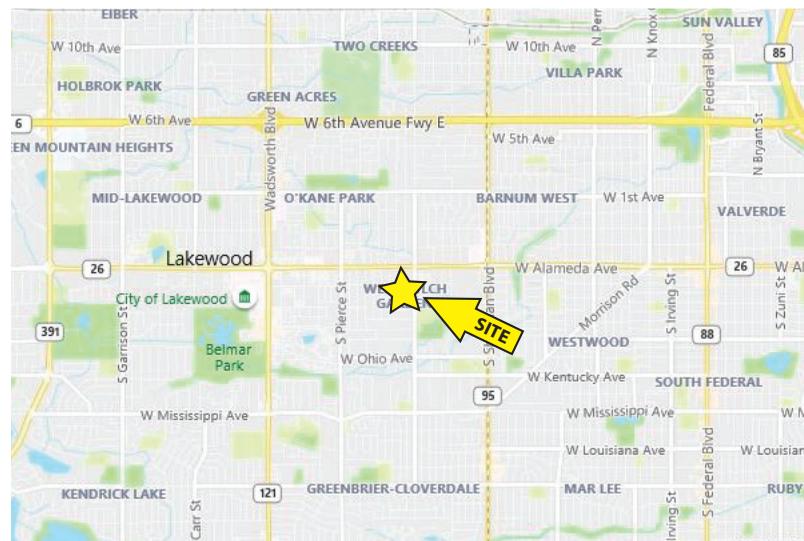


393 S. Harlan St.



BUILDING OVERVIEW

- 363 Building:** 25,085± SF
- 393 Building:** 24,097± SF
- Parking:** 194 Spaces (Both Buildings, 3.7:1000 ratio)
- Lease Rate:** \$14.00/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.

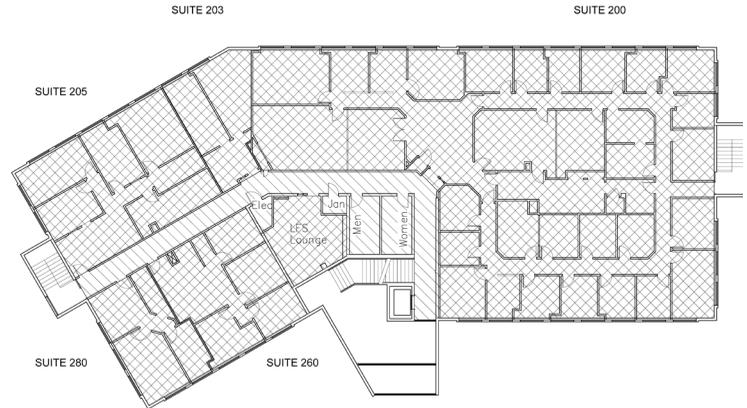
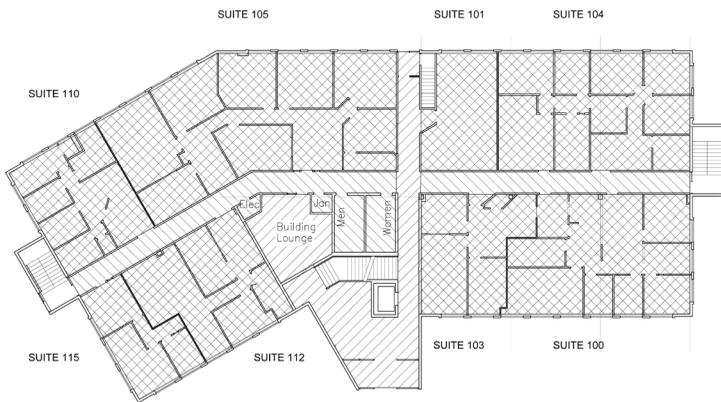
Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**

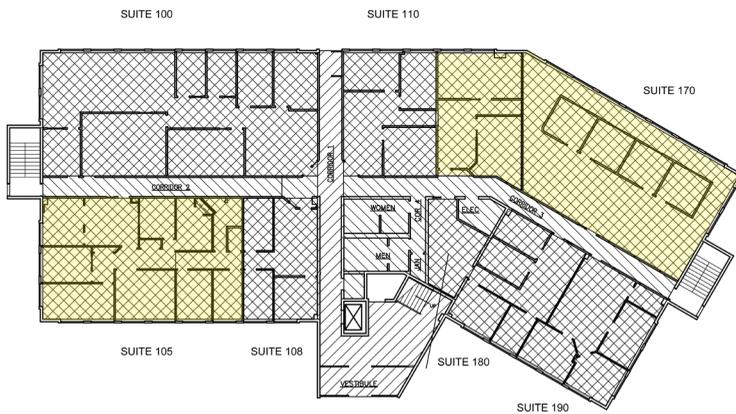
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Office Breakdown

393 S. Harlan St.

Suite 100:	2,004 RSF	Leased
Suite 103:	1,116 RSF	Leased
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	Leased

Suite 100:	2,846 RSF	Leased
Suite 105:	2,037 RSF	Available
Suite 108:	758 RSF	Leased
Suite 110:	970 RSF	Available
Suite 170:	2,199 RSF	Available
Suite 180:	1,236 RSF	Leased
Suite 190:	990 RSF	Leased
Suite 200:	2,854 RSF	Available
Suite 210A:	3,298 RSF	Available
Suite 210B:	1,030 RSF	Leased
Suite 250:	3,792 RSF	Leased
Suite 280:	1,197 RSF	Leased

All New Leases May Run Through December 31st, 2025