

For Sublease at

143 Union Boulevard

WELLS FARGO

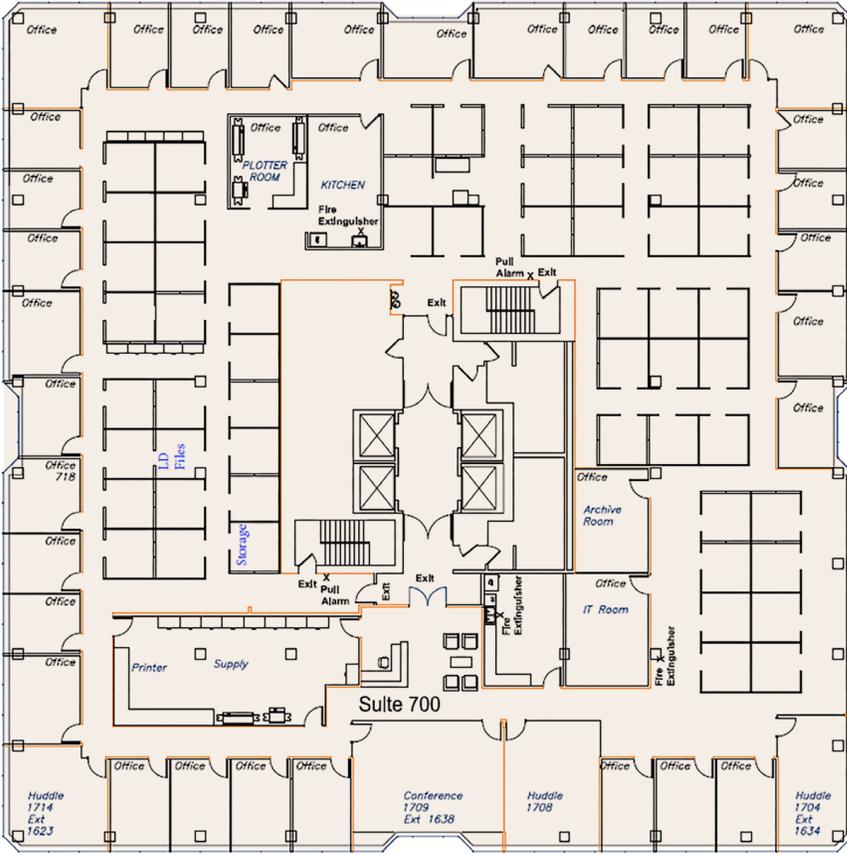
Building Details

- Parking Ratio: 3.20 / 1,000 SF
- Common conference room
- Showers and lockers
- On-site property management
- Renovated lobby, restrooms and common area
- Wells Fargo branch on-site
- Easy access to 6th Avenue, I-70, Alameda Parkway and Colfax Avenue
- Close proximity to numerous retail destinations such as Colorado Mills

Suite Details

- Suite 700
- 19,677 SF
- Term through July of 2027
- Rate: Negotiable
- Furniture included





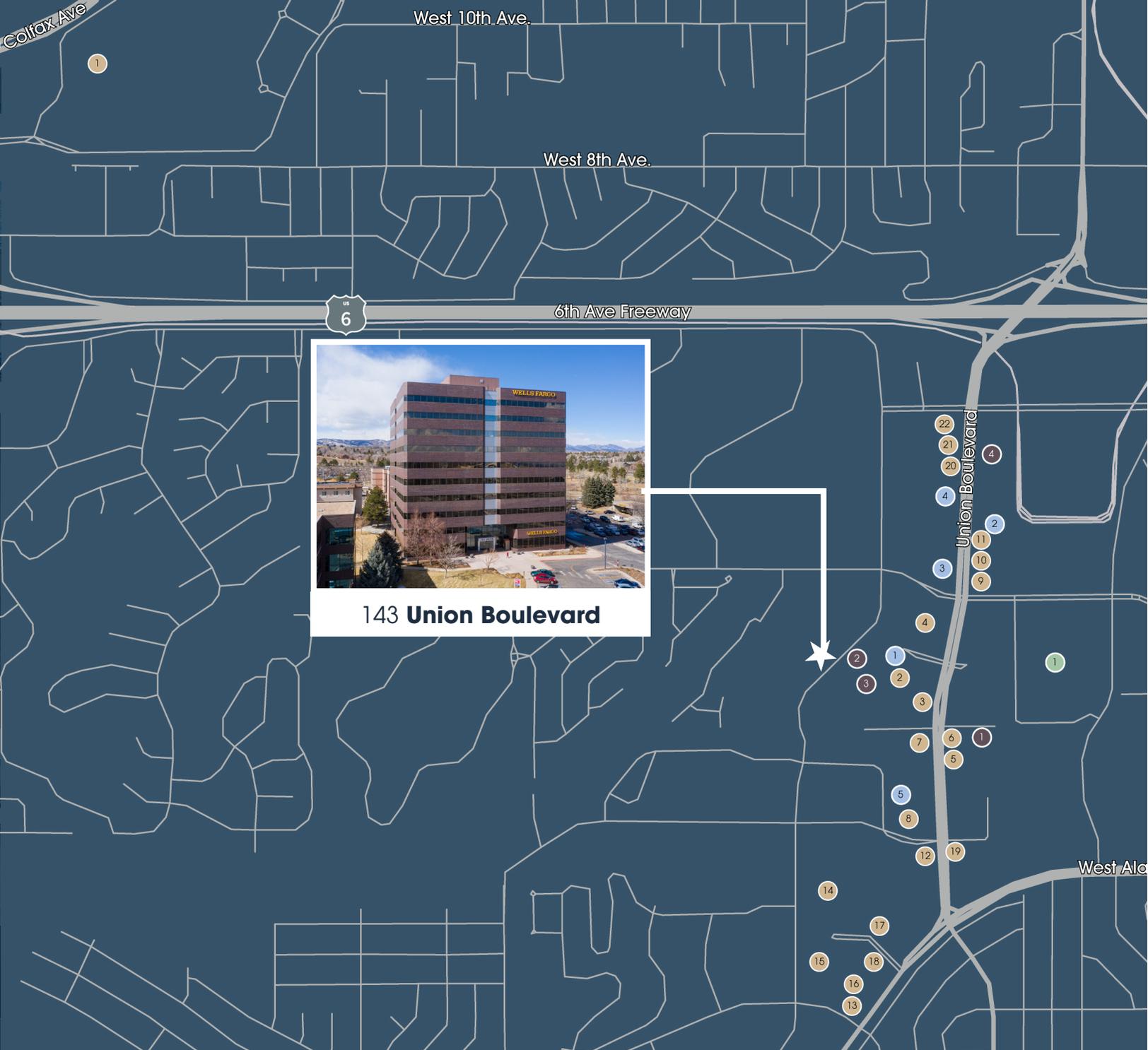
FOR SUBLEASE

Suite 700 | **19,677 SF**

(Divisible up to 5,000 SF)

- 32 Offices
- 53 Workstations
- 3 Huddle rooms
- Conference room
- Kitchen
- Printer and supply room
- IT room
- Plotter room
- Archive room
- Storage





143 **Union Boulevard**

Restaurants and Retail

- 1. Colorado Mills
- 2. Le Peep
- 3. Dutch Bros Coffee
- 4. Old Chicago
Pizza+Taproom
- 5. Starbucks
- 6. Good Times Burger &
Frozen Custard
- 7. Wendy's
- 8. Westrail Tap & Grill
- 9. Jason's Deli
- 10. Bread+Salt
Lakewood
- 11. 240 Union
- 12. Kickin Chicken
- 13. Dunkin Donuts
- 14. 24 Hour Fitness
- 15. King Soopers
- 16. The UPS Store
- 17. QDOBA
- 18. Jimmy John's
- 19. Wahoo's Fish Taco
- 20. Noodles and
Company
- 21. Potbelly
- 22. Jose O'Shea's

Banks

- 1. Wells Fargo (location
is on-site)
- 2. FirstBank
- 3. First Interstate Bank
- 4. Bank of Colorado
- 5. Pioneer Bank

Hotels

- 1. Fairfield Inn
- 2. Home2 Suites
- 3. Homewood Suites
- 4. Sheraton Denver West

Hospital

- 1. CommonSpirit
St. Anthony Hospital



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