

For Sublease at

143 Union Boulevard

WELLS FARGO

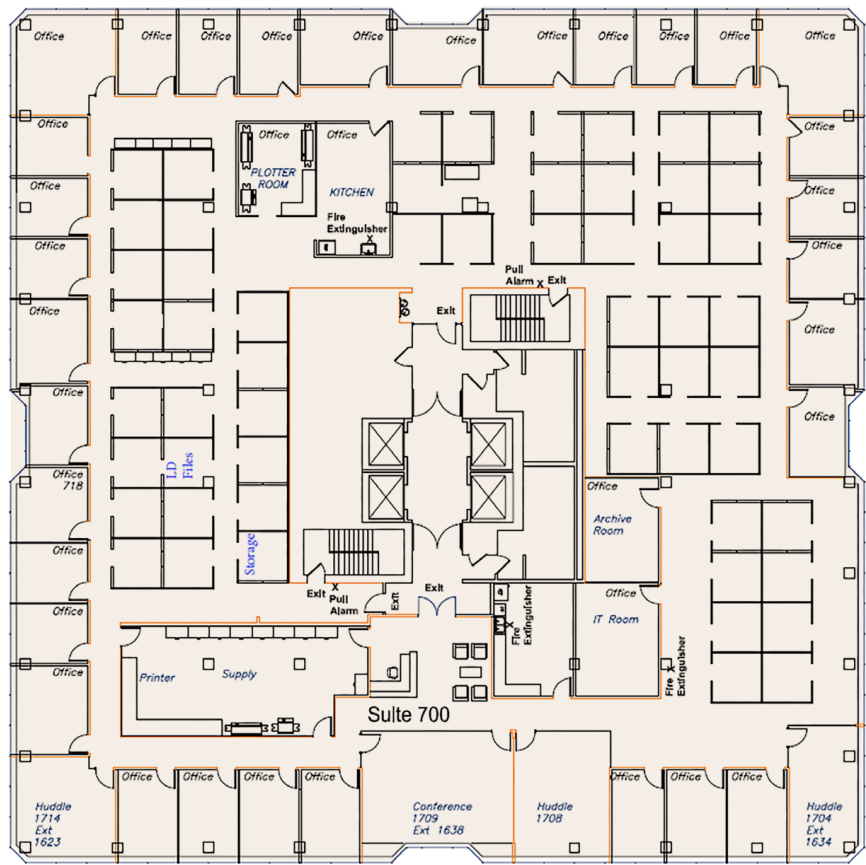
Building Details

- 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



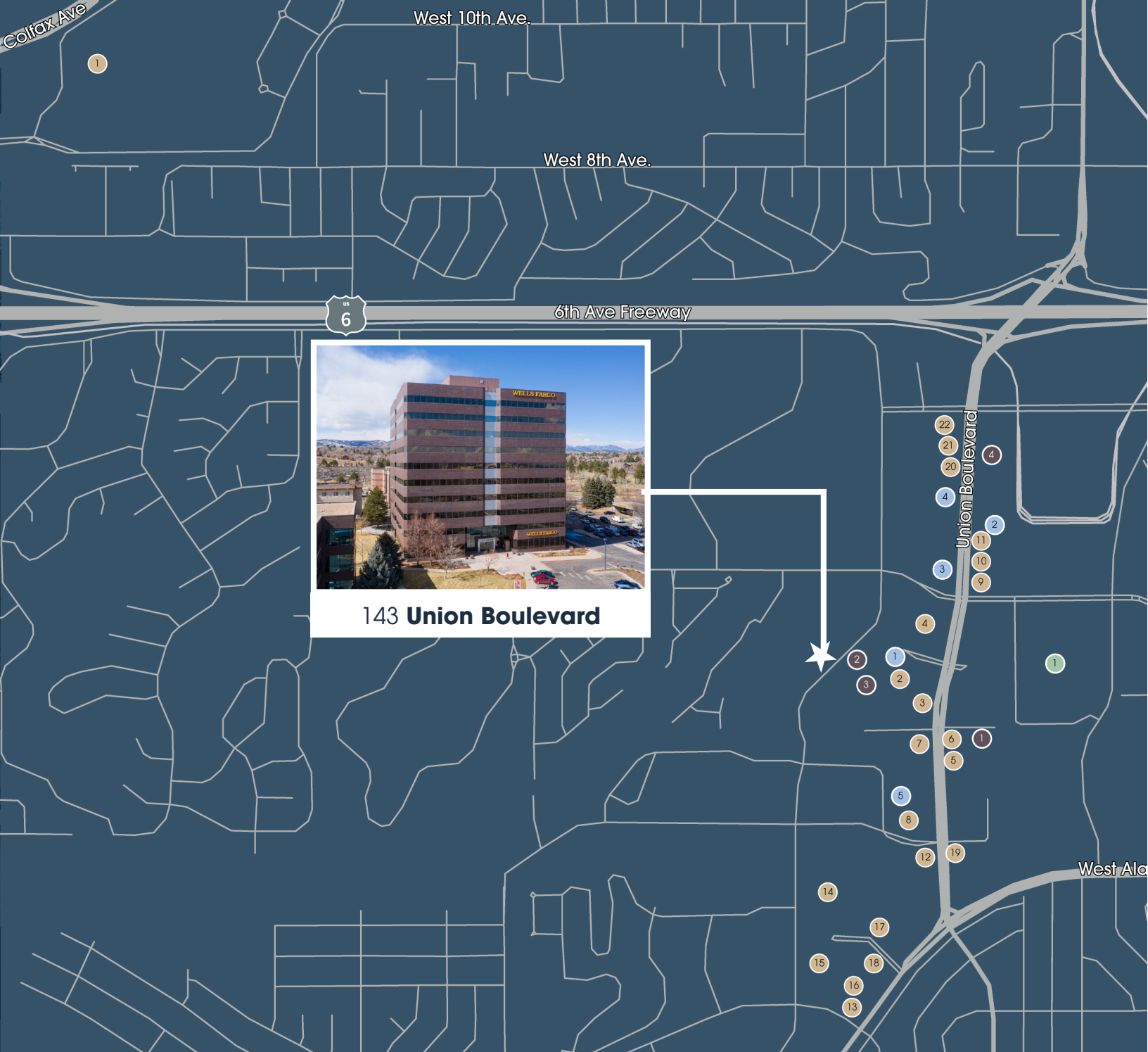


FOR SUBLEASE

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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