

200 UNION

LAKWOOD, COLORADO



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BUILDING INFORMATION

Year of Construction:	1981
Land Area:	5.247 Acres
Net Rentable Area:	101,452 RSF
Number of Stories:	Six (6)
Number of Elevators:	Two (2) Passenger
Typical Floorplate:	15,700 RSF
Parking:	4.2:1,000 RSF overall building ratio; 424 surface spaces
Electric:	Electrical power consists of 2,500 amp, 277/480 volt, 3-phase and 4 wire service
Window Mullion Spacing:	5'
Finished Ceiling Height:	8' to 10'

BUILDING AMENITIES

- On-site conference facility, showers and storage
- Great mixed-use development with on site retail amenities including Jason's Deli, Subway, Super Cuts, Tuk-Tuk Thai Express, 240 Union, Bisque Bistro and Ghin Sushi
- Ideally located with excellent access to 6th Avenue, 1-25, 1-70 and the Central Business District
- Walking distance to unlimited retail and dining options along Union Boulevard
- Adjacent to the future light rail station and St. Anthony's Hospital

The information contained herein, while not guaranteed, has been secured from sources we believe to be reliable.

Union Corridor Station Area Plan

STATION AREA HIGHLIGHTS

- The station will be located on the first light rail line to be built as part of the FasTracks project, approved by Denver metro area voters in 2004.
- The station is located on the 12.1-mile West Corridor line that will connect Union Station in downtown Denver and the Jefferson County Government complex. The line and the station are scheduled to open in 2013.
- The at-grade station will be located on the Denver Federal Center campus. A 1,000-space parking garage will also be constructed adjacent to the station.
- The station will be located approximately 1/8 mile from Union Boulevard.
- Approximately 280 people live and 7,800 people work within 1/2 mile of the station; and approximately 13,000 people live and 9,000 people work within 1 mile of the station. (2005 DRCOG estimates).
- The station area planning boundary encompasses approximately 220 acres.

