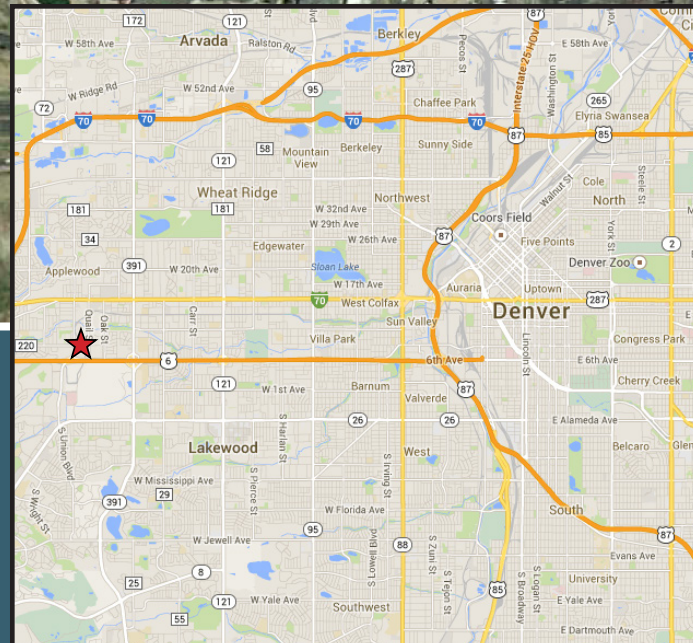
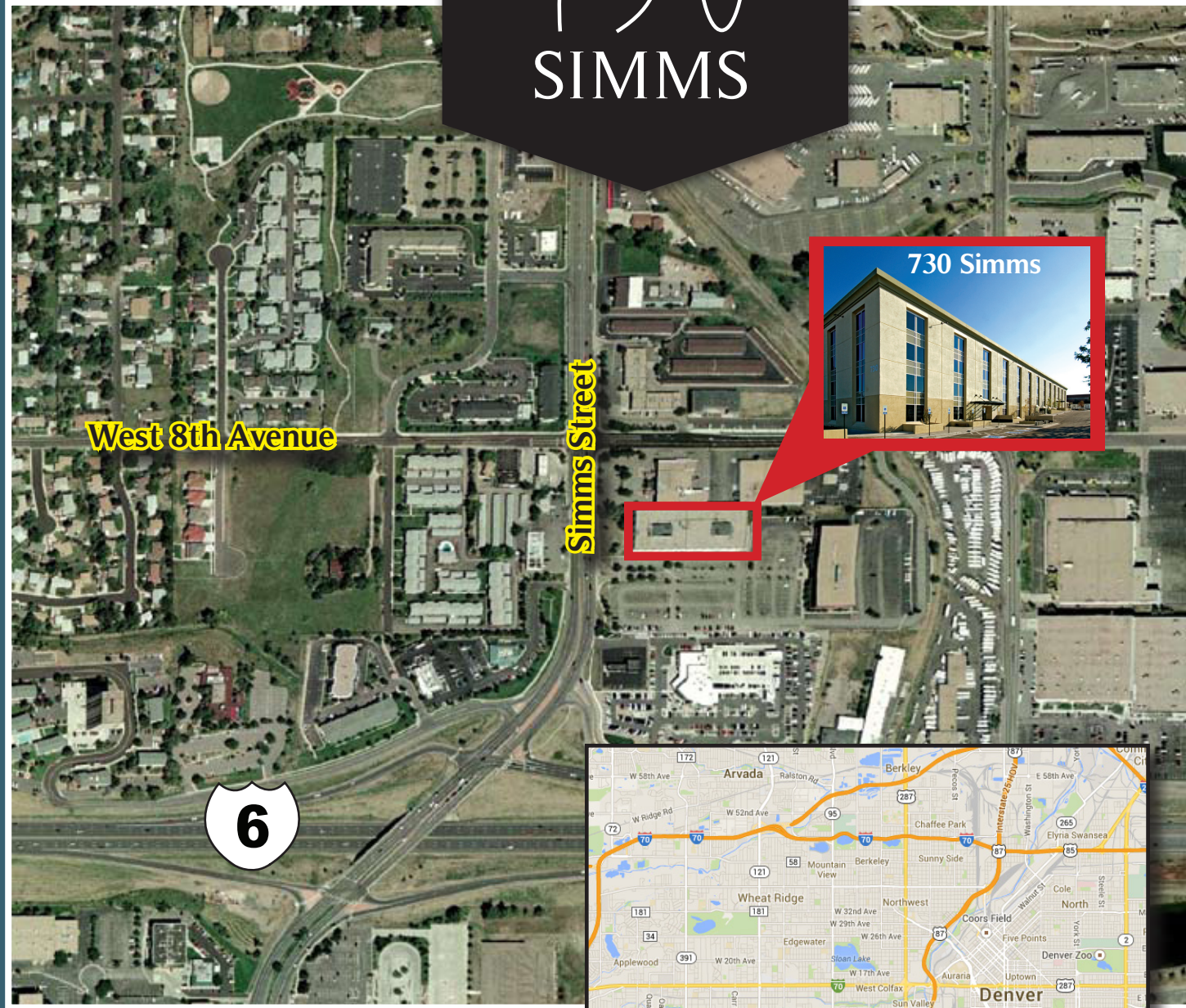


730
SIMMS



730
SIMMS



730 Simms Street | Lakewood, Colorado

\$7.5 Million Renovation Complete
including
New Windows, Elevators, HVAC, Electrical, Bathrooms,
Lobby Finishes and Sprinklers!

A Project By:



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Property Highlights

YOC 1983/1984

Renovated 2007/2008

Elevators Three

Parking 3.35 : 1,000

Availability Four Full Floors

- Floor 1: 42,982 RSF
- Floor 2: 42,982 RSF
- Floor 3: 42,982 RSF
- Floor 4: 42,982 RSF
- Total: 171,931 RSF

- Area Amenities
- 15-20 Restaurants within walking distance
 - Many nearby hotels, all with access to 6th Avenue, I-70 and Colfax
 - Property resides 1/2 mile away from Federal Center Light Rail Station
 - Easy Access to 6th Avenue, C-470 and I-70

