



# the PLACE TO BE<sub>in</sub> WEST DENVER



### LEASING INFO

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All information contained herein is believed to be accurate but is not warranted as to the accuracy and may be changed without notice.



Granite Properties is a privately held commercial real estate investment and management company with offices in Atlanta, Dallas, Denver, Houston and Los Angeles. Since 1991, Granite Properties has acquired or developed more than 26 million square feet of commercial real estate. With a primary emphasis on office properties, Granite Properties places a high priority on creating exceptional work environments for its tenants while conserving natural resources.

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[www.graniteprop.com](http://www.graniteprop.com)  
Inspiring people to flourish through the places we create.

**143 UNION BOULEVARD  
LAKEWOOD, COLORADO 80228**



## OUTSTANDING FEATURES & AMENITIES

- Prominent Union Boulevard location
- Numerous amenities within walking distance including restaurants and hotels
- Highly efficient 19,000 RSF floor plates
- Fantastic views of the foothills and downtown
- Recently completed renovations to the lobby, common areas and restrooms
- Newly constructed conference room located on the first floor
- Newly constructed 5th floor showers and lockers
- Move-in ready spec suites available in a variety of sizes and configurations
- On-site Wells Fargo branch and drive-through
- Best access on the corridor with lighted interchange at project entrance
- Close proximity to Federal Center Light Rail Station
- Less than a half mile from 6th Avenue and just a 12 minute drive to downtown
- Certified LEED® Silver building
- On-site property manager and engineer



## THE PLACE TO BE

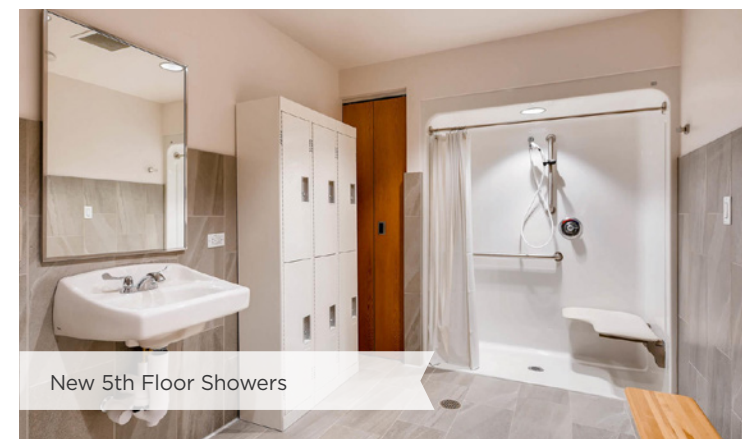
143 Union is the premier Class-A office building in West Denver. Located in the highly desirable Union Boulevard corridor, this 10-story building offers numerous walkable amenities and easy access to the Federal Center Light Rail Station.



Class-A Lobby With Bank Amenity



Upgraded Common Areas



New 5th Floor Showers



Federal Center Light Rail Station

## OWNER MANAGED

For over 26 years, Granite Properties' top priority has been creating exceptional work environments across the United States so our customers can flourish. 143 Union is managed by Granite's own dedicated property operations team, a group of experienced professionals who keep customers' interests in the forefront of everything they do. Our on-site team offers responsive service along with a variety of Together We Connect programs and events to build a sense of community within your business home. The way we see it, getting to know our neighbors and customers not only foster opportunities, it enhances lives.



New 1st Floor Conference Room