

# West Point

3900 S Wadsworth Blvd, Lakewood, CO



Multiple Exclusive Schools: Colorado Academy, Denver Christian Schools, Addenbrooke Classical Academy, Havern School

NEARBY AMENITIES



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West Point is ideally located in Academy Park, Southwest Denver's most prominent business park, at the intersection of Highway 285 (Hampden Avenue) and South Wadsworth Boulevard and offers great access to a vast array of retail, hotel and dining options.

For Leasing Information, Contact:

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## BUILDING INFORMATION

Year of Construction:	1974 // Renovation in 2019
Total Building Size:	171,240
Typical Floor Plate:	24,000 Square Feet
Number of Stories:	Eight (8)
Parking:	4.0 : 1,000 - One of the best parking ratios in the area!
Ceiling Height:	Floors 1 & 2: 8' Floors 3 through 8: 8'3"
Loading Docks:	Single bay loading dock on the south side

## BUILDING HIGHLIGHTS

- » NEW on-site amenities!
  - » Large conference & training room
  - » Fitness Facility with showers & lockers
  - » Tenant Lounge
- » West Point lobby features The Point Cafe, a top tier local deli offering baked goods, espresso drinks, breakfast burritos, sandwiches, salads & soups
- » Complimentary WiFi offered in Lobby and Conference Room
- » Panoramic Mountain Views!
- » Private Exterior Balconies on Floors 2 through 6
- » Located at Highway 285 with easy access to I-25 and C-470
- » Convenient amenities: multiple exclusive schools nearby, numerous restaurants, hotels, grocery stores & Southwest Plaza Mall with over 150 retailers is just 5 minutes away!

