



Lease Rates: Negotiable

11031 SHERIDAN BOULEVARD

Westminster, Colorado

PROPERTY DESCRIPTION:

Building Type:	Office/Retail
Building Size:	27,287 SF (County)
Parking:	127 surface spaces (4.65 per 1,000 SF)
Zoning:	PUD
County:	Jefferson

Property Features:

- **Approx. 396 - 4,019 contiguous SF available**
- Attractive TI incentives
- Build to suit
- Adjacent to Big Dry Creek Open Space with immediate access to trail system and great mountain views
- Sheridan Blvd frontage (over 38,000 vehicles per day) with direct access from both northbound and southbound traffic

For more information, please contact:

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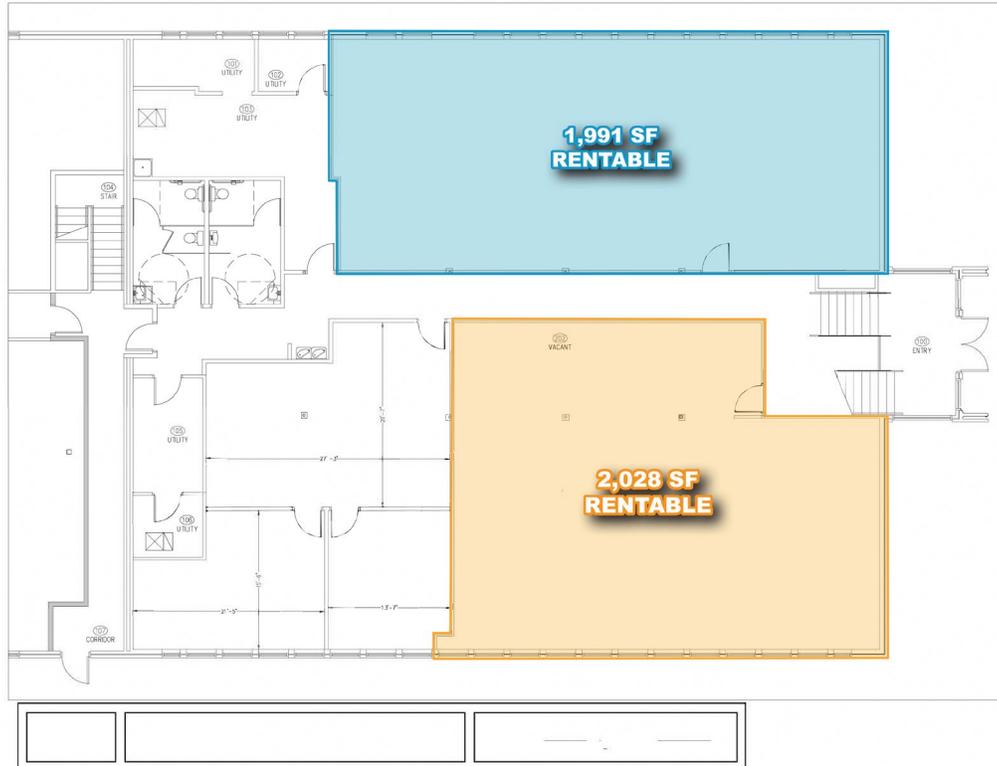
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UP TO 4,019 SF OF SPACE AVAILABLE

Build-To-Suit Available
Price Negotiable



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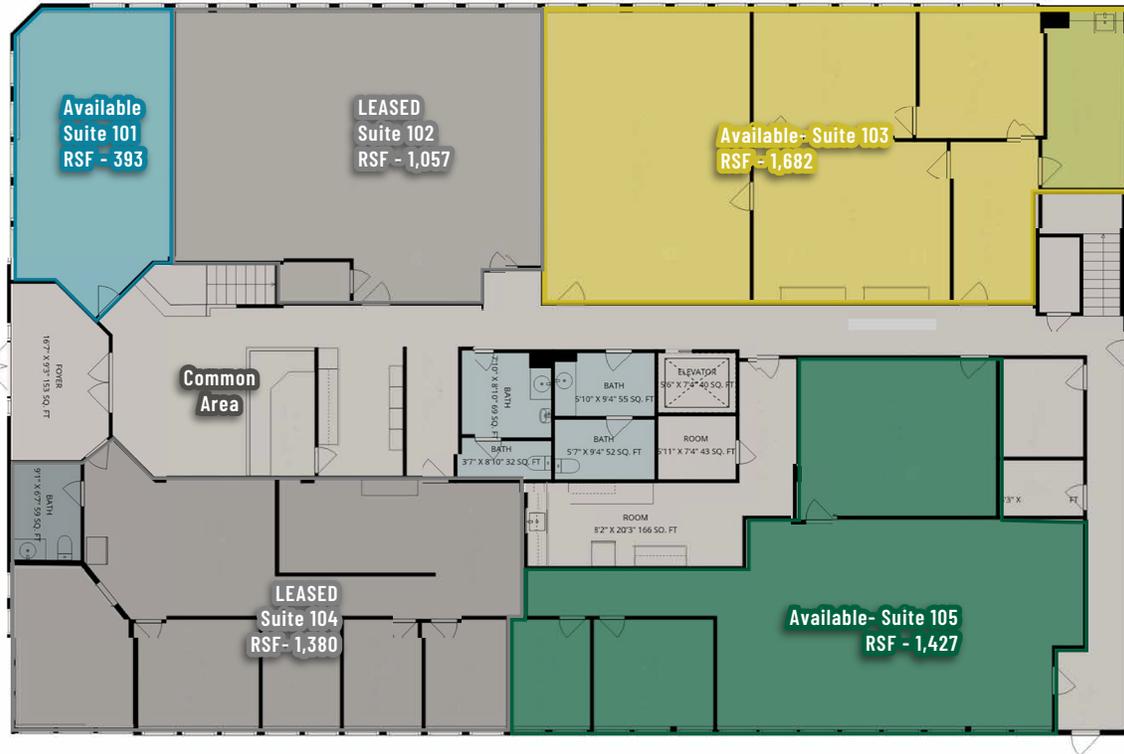
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396 - 1,438 SF OF SPACE AVAILABLE
Price Negotiable



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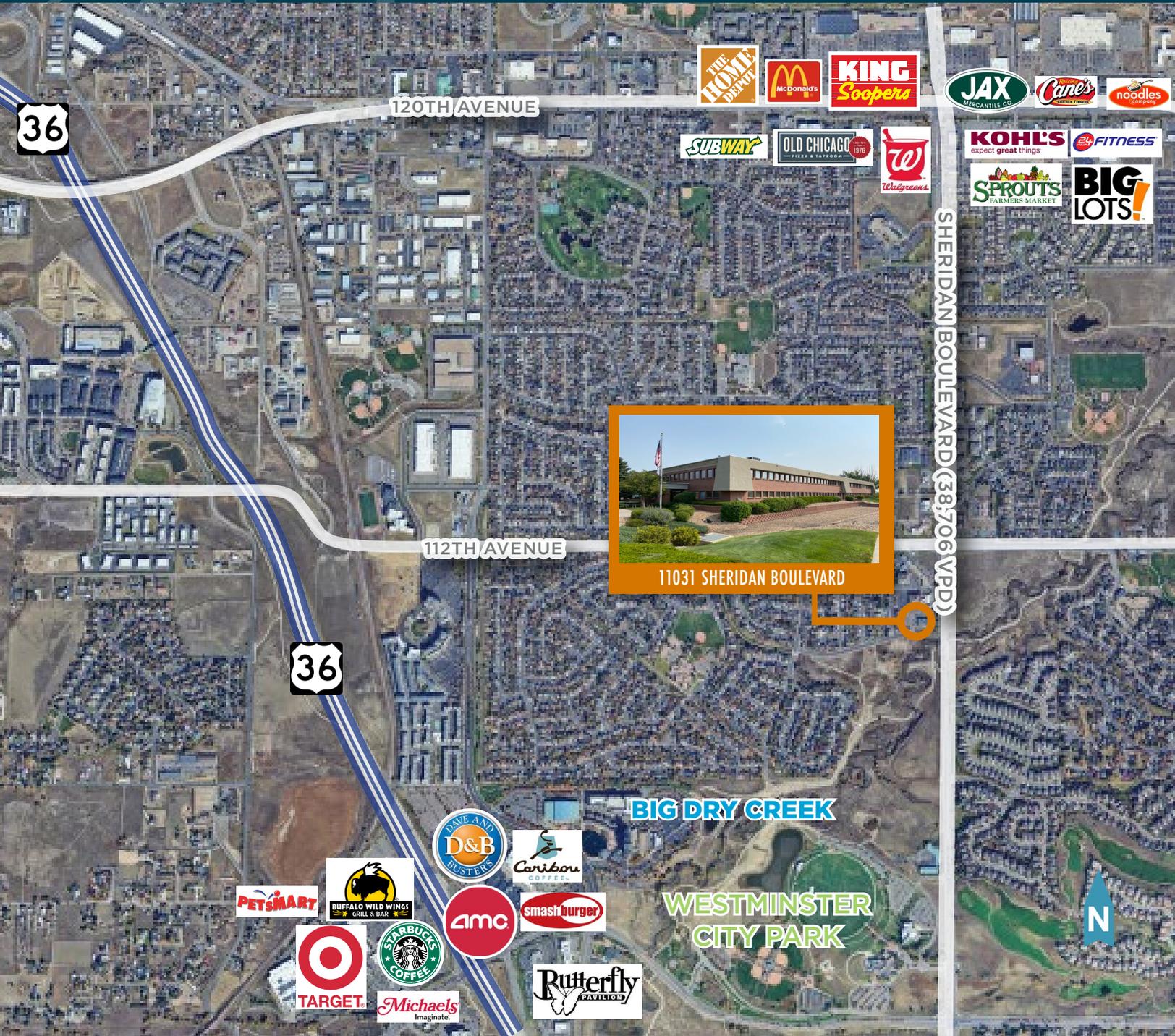
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