



BROKERAGE DISCLOSURE



4643 S. Ulster Street | Suite 1000
 Denver, CO 80237
 303 745 5800 | colliers.com/denver

Contact Us:
Audrey Wilson
 303 565 3793
 audrey.wilson@colliers.com

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



HARLAN CROSSING



Sublease Available
 Former Behavioral Health Center

9053 Harlan St.
 Westminister, CO 80031

7,950 SF
 Sublease through 8/31/27

Rate: \$14.00/SF NNN
NNN: \$5.75/SF

-  End-cap space
-  Dense retail and residential area
-  Easy access to US 36



View the Virtual Tour





Property Highlights

Available:	Immediately	Sublease Term:	Through 8/31/27
Size:	7,950 SF	Parking:	75/1,000 unreserved, surface
Office:	100%	Zoning:	PUD
Lease Rate:	\$14.00/SF NNN	Sprinklers:	Yes
2024 Op. Ex.:	\$5.75/SF		



Adjacent to Downtown Westminister Development, featuring 128 hotel rooms, 2,300 MF units, 2 million SF of office, and 750K SF of new retail

*MPSI 2022 VPD estimates



7,950 SF
End-cap Space

