

# WESTGOLD CENTRE



## ADDRESS

4380 South Syracuse Street (Office Building)  
7700 East Quincy Avenue (Parking Lot)  
Denver, Colorado

## TOTAL RENTABLE AREA

96,610 square feet

## OCCUPANCY

67%

## YEAR BUILT

1980

## PARKING

380 Stalls  
3.9:1,000 SF Ratio

## THE OFFERING

Westgold Center is a premier six-story office building located in the North Denver Tech Center within the Southeast Denver Submarket, a vibrant business hub contributing approximately 30% to Colorado's economic output. Originally developed in 1980 and significantly renovated in 2019, the property features institutional-quality standards, steel-frame construction, and flexible floor plates ranging from 460 to 16,593 square feet. With a modernized lobby, conference center, tenant lounge, outdoor plaza, and upgraded restrooms, Westgold Center is an ideal headquarters or suburban satellite location for companies seeking a regional presence.

## OFFERING HIGHLIGHTS

- » **LEASING VALUE CREATION:** Currently 67% leased, the property offers a clear opportunity to boost net operating income (NOI) by backfilling 31,940 square feet of vacancy.
- » **SIGNIFICANT CAPITAL IMPROVEMENTS:** Since 2005, \$2,856,273 in capital expenditures and \$2,219,279 in tenant improvements have enhanced the property's appeal, including 2019 upgrades to the lobby, restrooms, and amenities.
- » **FLEXIBLE FLOOR PLATES:** Efficient 15,874-square-foot floor plates can be demised into full-floor, half-floor, or small suites, historically commanding premium rents.
- » **LOCATION AND AMENITIES:** Situated in an amenity-rich location, Westgold Center is within a 5-minute drive of over 4 million square feet of retail, dining, and hotel options, including the 1.6-million-square-foot Park Meadows Regional Mall.
- » **SUPERIOR REGIONAL ACCESS:** Westgold Center offers excellent connectivity, located just 3 minutes from the I-225 on-ramp and I-25 interchange, providing access to a workforce and population of over 1.5 million within a 15-mile radius (30-minute commute).
- » **LONG-TERM DEVELOPMENT OPPORTUNITY:** The parking lot presents a significant long-term development opportunity, including mixed-use development, multifamily residential, commercial/office expansion, and retail or hospitality.

