

For Sublease: Up to 119,425 SF



Potential uses:

High tech office

Light manufacturing

R & D

855 & 995 W 122nd Avenue

Westminster, CO



Specifications

Campus size:	119,425 RSF Building 1 (995): 65,707 RSF
Available space:	119,425 RSF (Building 2) Divisible to 26,175 RSF
Lease expiration:	May 31, 2028 (shorter terms considered)
Rate:	\$22 RSF/gross
Tenant Improvement Allowance:	Up to \$20/RSF
Availability:	Immediate
Parking:	4.8 / 1,000 RSF ratio (surface spaces included)

Area Highlights

- Easy access to I-25 and 120th Avenue in Westminster, Colorado
- Numerous, local amenities, including:



Area Demographic Information

Variable	1 Mile from Site	3 Miles from Site	5 Miles from Site	Westminster	Denver MSA	Denver + Boulder MSA
Population	9,151	120,159	315,706	118,063	2,960,386	
Projected Population Growth	1.87%	1.14%	1.26%	1.05%	1.63%	1.59%
Med HH Income	\$70,000	\$78,018	\$77,167	\$77,486	\$78,436	\$78,915
Med HH Income	2.92%	2.06%	2.07%	2.12%	2.88%	2.99%
Bachelors Degree	37%	37%	35%	39%	45%	47%
Some College	37%	32%	31%	31%	27%	26%
Bachelors + Some College	74%	69%	66%	70%	72%	73%

Building Highlights

- Built in 2017
- Ideal for open plan users
- Existing infrastructure for high-density users
- Outside seating available
- Multiple, large training and conference rooms

855 W. 122nd Avenue | Floor plan



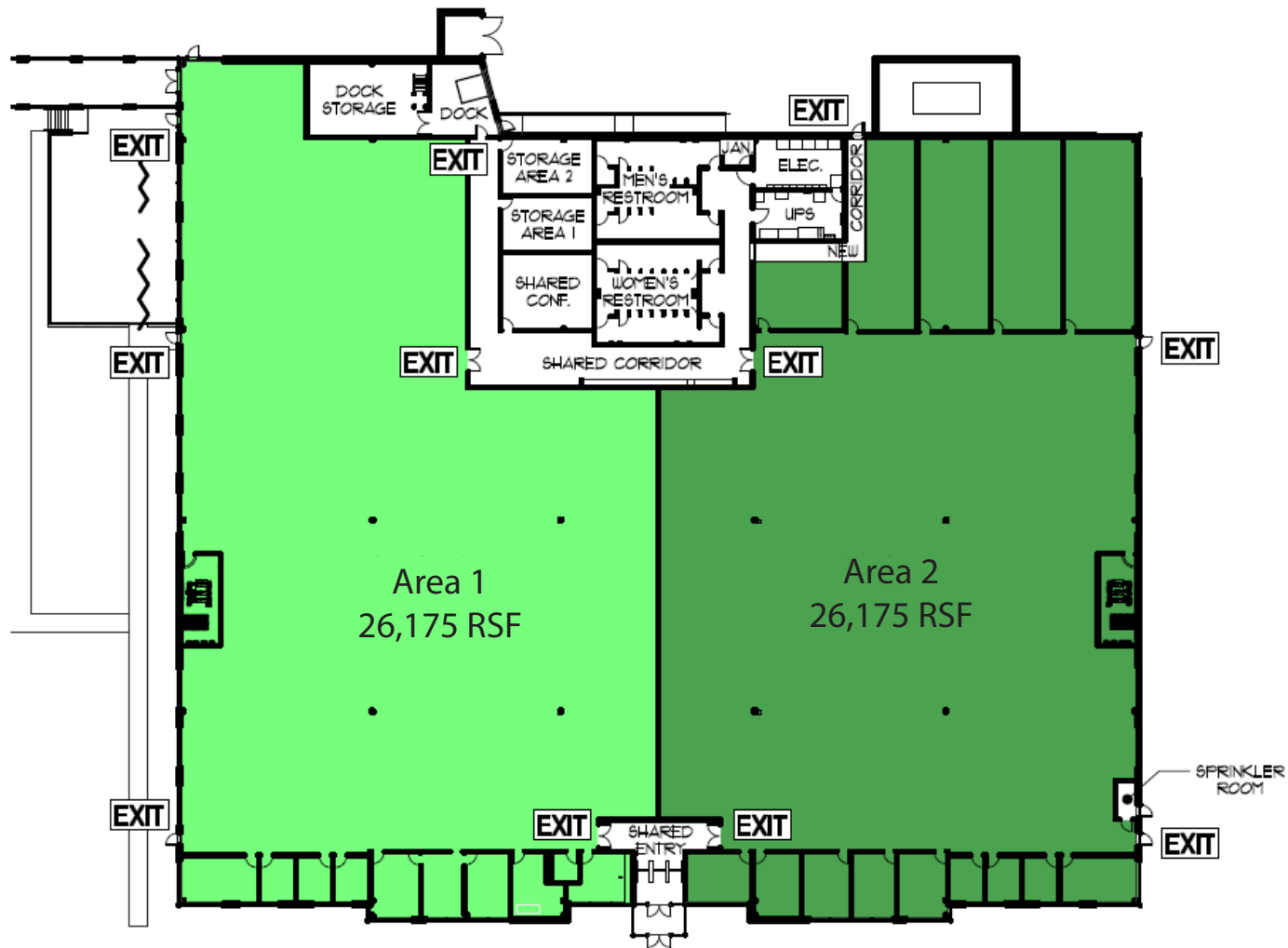
Key:

Private Offices: 10

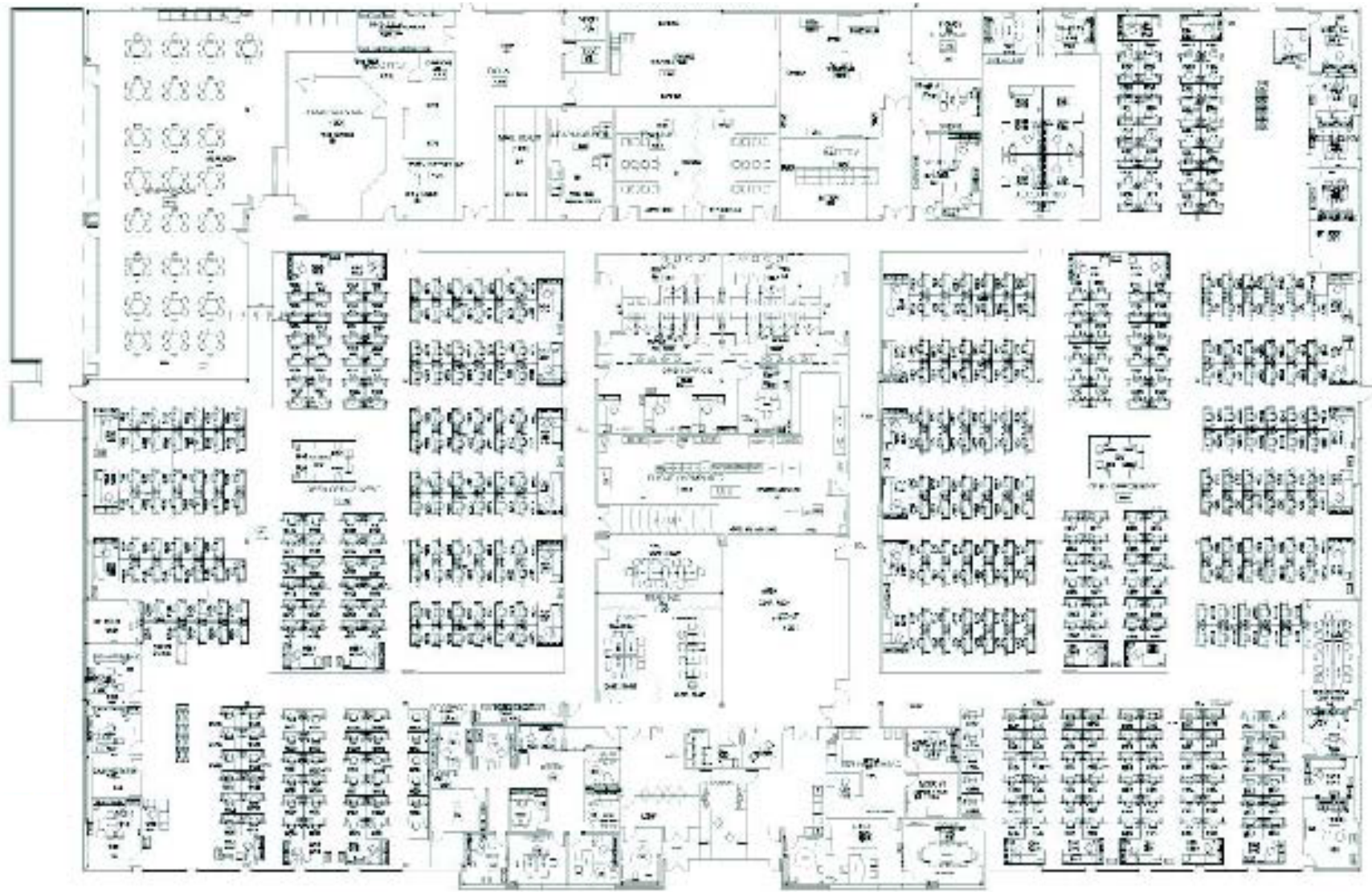
Conference Rooms: 6

Large Training/Meeting Rooms: 6

855 W. 122nd Avenue | Demised floor plan example



995 W. 122nd Avenue | Furnished floor plan example





Food & Drink

- 1 MAD Greens – Westminster
- 2 Starbucks
- 3 Menchie's
- 4 Delectable Egg
- 5 Qdoba Mexican Eats
- 6 Chili's Grill & Bar
- 7 C.B. & Potts
- 8 Perkins Restaurant & Bakery
- 9 Dairy Queen
- 10 Lagunas II Mexican
- 11 Wendy's
- 12 Sushi North
- 13 Village Inn
- 14 Cracker Barrel
- 15 Panera
- 16 Applebee's Grill & Bar
- 17 Outback Steakhouse
- 18 Olive Garden Italian
- 19 Chick fil-A
- 20 Cold Stone Creamery

Retail

- 1 FedEx Office Print & Ship Center
- 2 Petco
- 3 Party City
- 4 Safeway
- 5 Walgreens
- 6 Barnes & Noble
- 7 Cost Plus World Market
- 8 Michaels
- 9 Target
- 10 Sprouts Farmers Market

Entertainment

- 1 Extended Stay America
- 2 Cottonwood Suites Westminster
- 3 Fairfield Inn & Suites
- 4 Quality Inn & Suites
- 5 DoubleTree
- 6 Baymont by Wyndam
- 7 Ramada Plaza by Wyndam
- 8 Holiday Inn Express & Suites

855 W. 122nd Avenue

[Click here for a virtual tour!](#)



Note: Some furniture has been removed. Photos represent an example furniture plan.

995 W. 122nd Avenue



Note: Some furniture has been removed. Photos represent an example furniture plan.



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