



## Lease Rates: Contact Broker

### 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. 380 - 12,000 contiguous SF available immediately**
- 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:

**DALLAS SANDBERG**

Senior Advisor

303.407.9781

[DSandberg@PinnacleREA.com](mailto:DSandberg@PinnacleREA.com)

Pinnacle Real Estate Advisors, LLC  
1 Broadway #A300, Denver, CO 80203  
303.962.9555 | [www.PinnacleREA.com](http://www.PinnacleREA.com)

**BRADFORD PECH, SIOR**

Senior Director

303.504.3444

[BradPech@Gmail.com](mailto:BradPech@Gmail.com)



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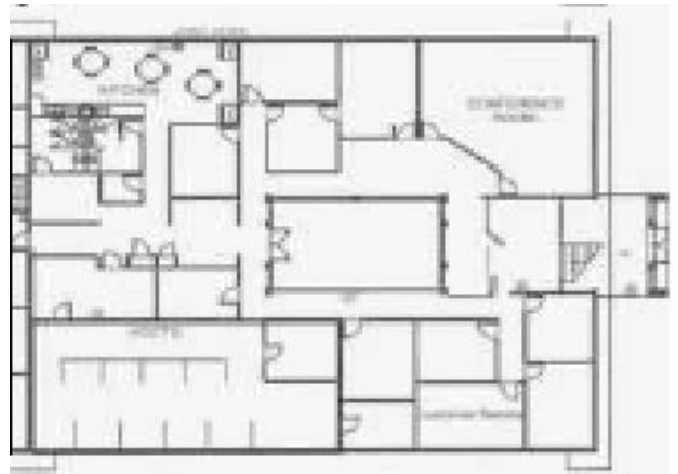
One Broadway Ste A300 | Denver, Colorado 80203 | 303.962.9555 | www.PinnacleREA.com

## UP TO 12,000 SF OF SPACE AVAILABLE

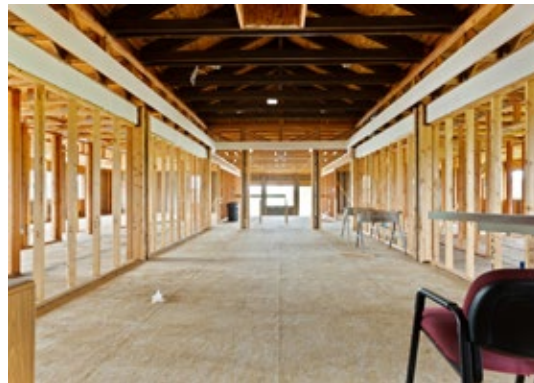
Build-To-Suit Available  
Price Negotiable  
Floors Can Be Demized



**FIRST FLOOR AVAILABLE**  
Approx 6,000 SF  
(Unfinished)



**SECOND FLOOR AVAILABLE**  
Approx 6,000 SF  
(Unfinished)



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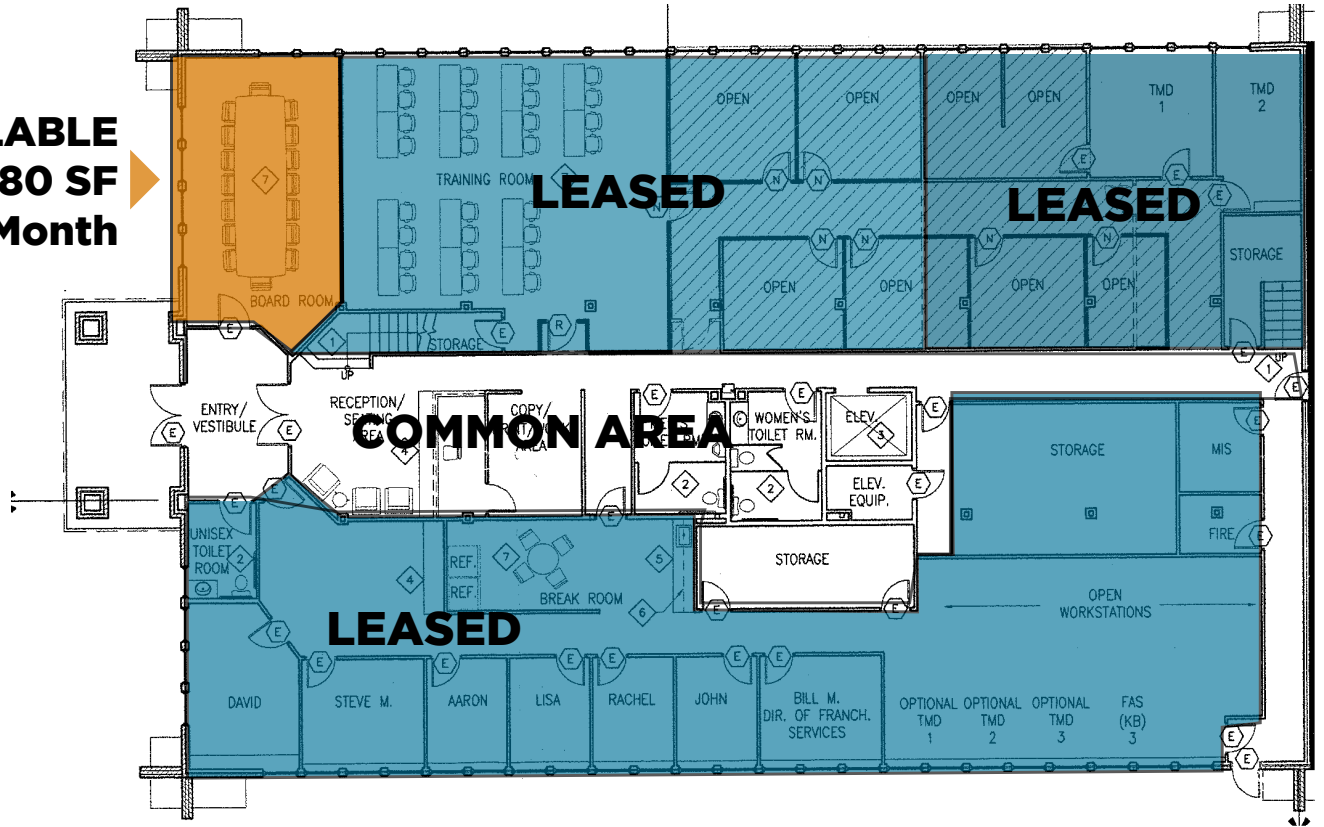
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**AVAILABLE**  
**380 SF**  
**\$630/Month**



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