

FOR SALE OR LEASE



# Sheridan Park 1

8774 YATES DRIVE  
WESTMINSTER, CO

## Space Available

2nd Floor - 13,299 SF (divisible)

Suite 305 - 1,135 SF

Suite 340 - 1,680 SF

## Lease Rate

\$19.50/SF MG

## Term

1- 5 years

## Sale Price

\$4,200,000 (\$114.08 SF)

## Office Space For Sale or Lease

### Property Highlights

- Located 20 minutes to downtown Boulder or downtown Denver
- Prime Westminster location with easy access from Highway 36
- Close proximity to hotels and restaurants and service related retail
- Strong owner/user opportunity with in-place income

*For information, please contact:*

### Roger Simpson

t 303-260-4366

roger.simpson@nmrk.com

1800 Larimer Street,  
Suite 1700,  
Denver, CO 80202

[nmrk.com](http://nmrk.com)

**NEWMARK**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

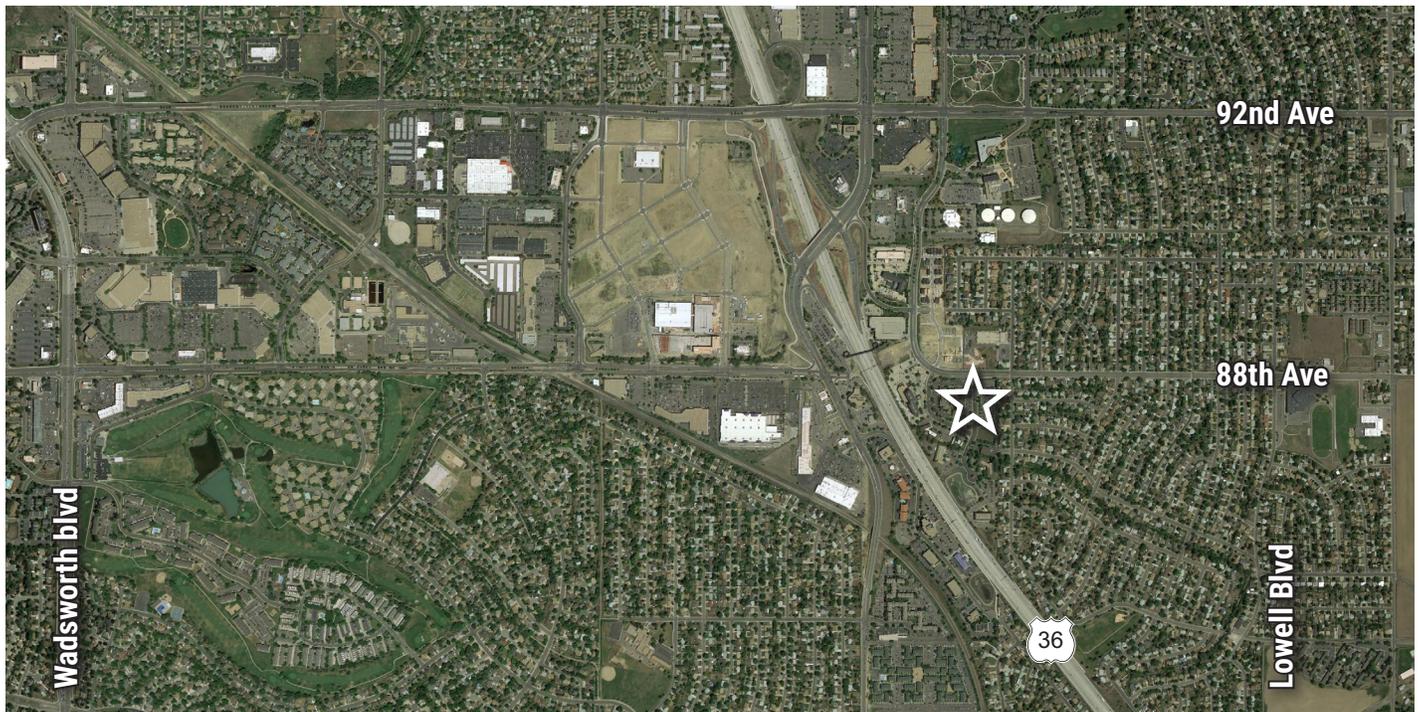
## SHERIDAN PARK 1 / 8774 YATES DRIVE

### Spaces Available

Second Floor	13,299 SF (divisible)
Suite 305	1,135 SF
Suite 340	1,680 SF

### Details

Lease Rate:	\$19.50/SF MG
Sale Price:	\$4,200,000 (\$114.08 SF)
Building Size:	37,765 SF
Elevators:	Yes
Terms:	1 - 5 Years



### CONTACT

**Roger Simpson**

t 303-260-4366

roger.simpson@nrmk.com

[nrmk.com](http://nrmk.com)

# NEWMARK