



Westpark Place

8700 Turnpike Drive | Westminster, CO 80031

For Lease: Professional Office Space

Building Size:

76,285 SF

Availability:

1,430 - 14,468 SF

Lease Rate:

\$24.00/SFFSG

Term:

3-10 Years

Parking Ratio:

4.40/1,000 SF

Westpark Place is a well located Class B Office building situated along Highway 36 nearby I-25. The building provides excellent visibility, convenient interstate access, and picturesque western and downtown Denver views. It boasts beautifully landscaped surroundings, modernized common areas, abundant parking, a shower facility for tenants, and various floorplans with extensive glass line.



Jeremy Reeves
+1303 283 1375
Jeremy.reeves@colliers.com

Hunter Courtney
+1303 339 2232
hunter.courtney@colliers.com

Colliers

Features

- Small suites up to full floor
- Unobstructed western and downtown views
- Renovated in 2017
- Building Signage Available
- Excellent visibility and identity
- Easy Access from Hwy 36
- 129,064 VPD
- Walking distance to Sheridan Park-N-Ride



Suite 100

Size: 8,014 SF

Second generation education space with large classrooms. High-end finishes.

Suite 150

Size: 3,338 SF

Reception, large open areas and break room. Great first floor lobby identity!

Suite 160

Size: 3,234 SF

Lobby identity with large open bull pen on an extensive glass line; with a large break room.

First Floor

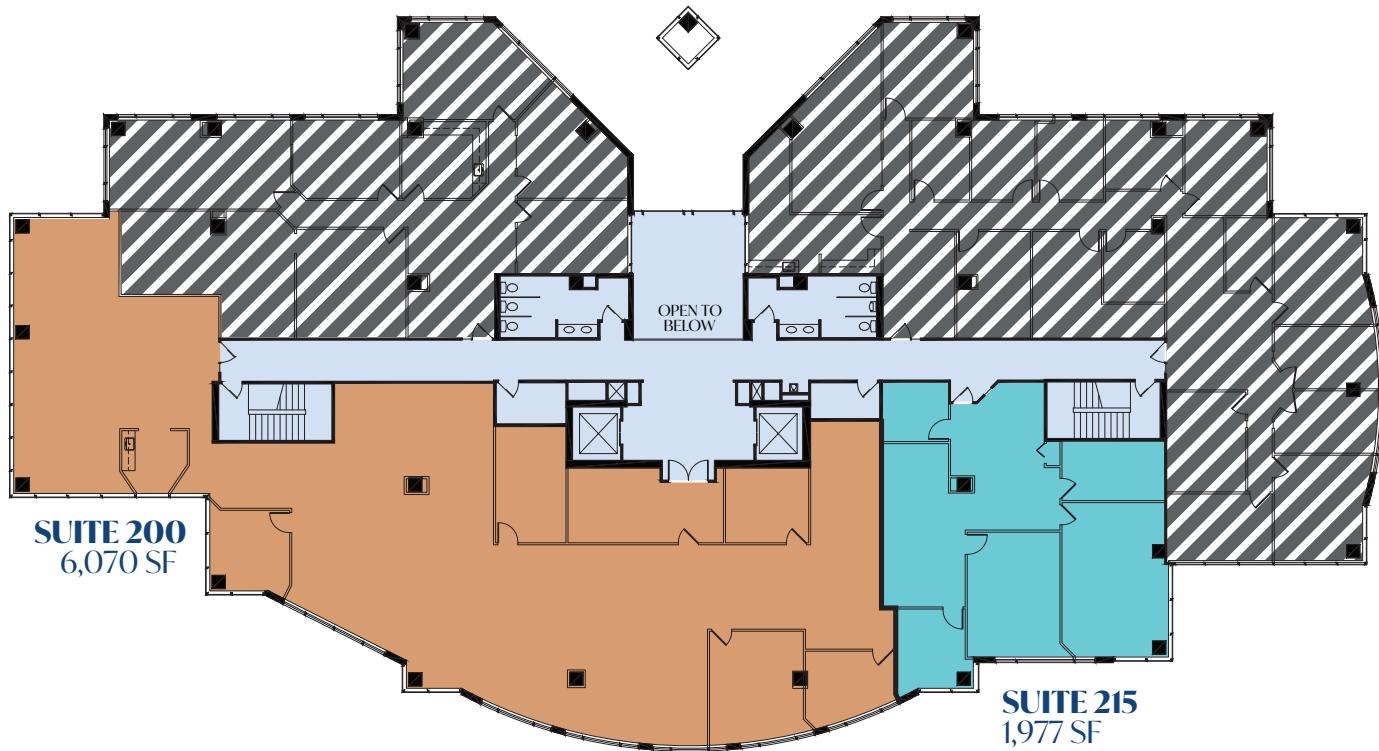
Entire First Floor: 14,586 SF



Scan or Click to View the Virtual Tour for Suite 100

Second Floor

Contiguous Second Floor Space: 8,047 SF



Suite 200

Size: 6,070 SF

Large open floor plan with 5 private offices, reception area, and kitchen.

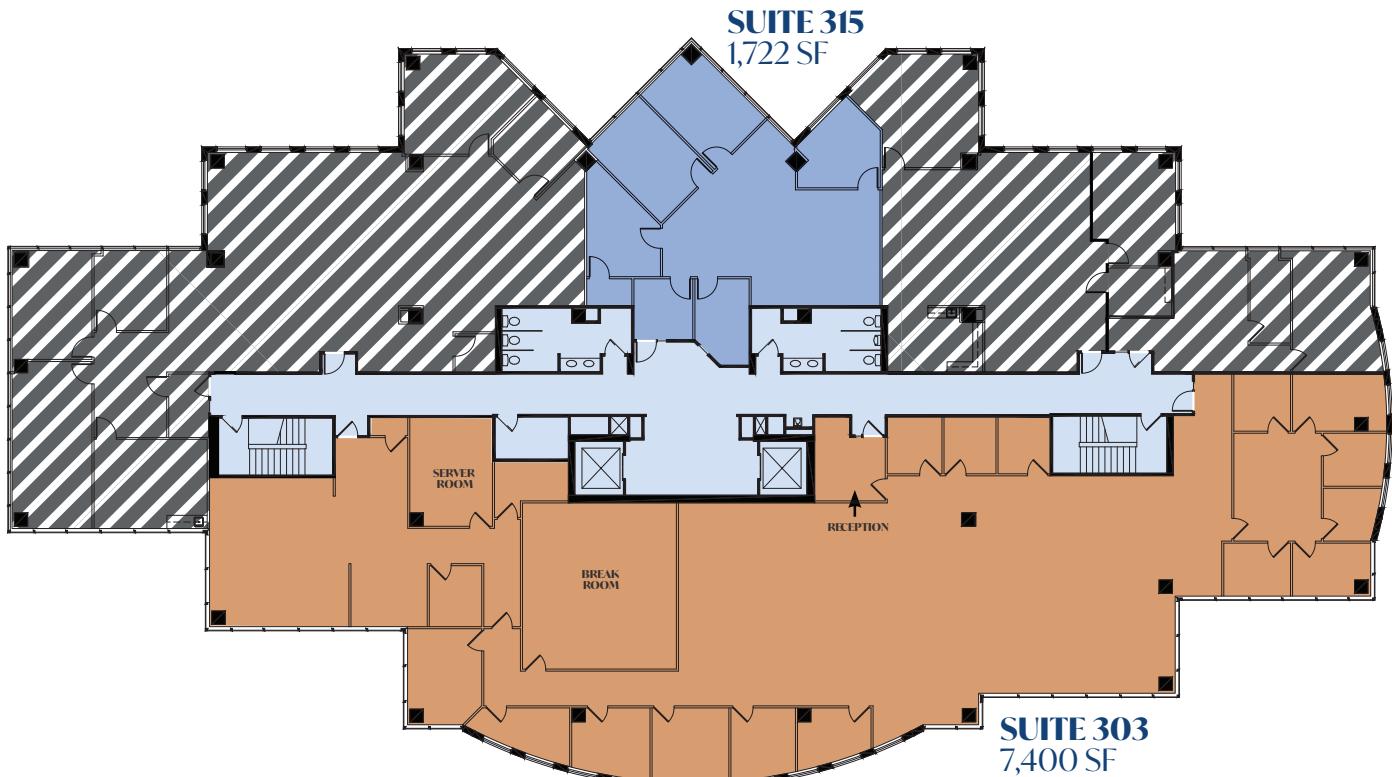
Suite 215

Size: 1,977 SF

Fantastic western views! Reception area, interior conference room, 3 private offices, open space and kitchen area.

Third Floor

Contiguous Third Floor Space: 13,135 SF



Suite 303

Size: 7,400 SF

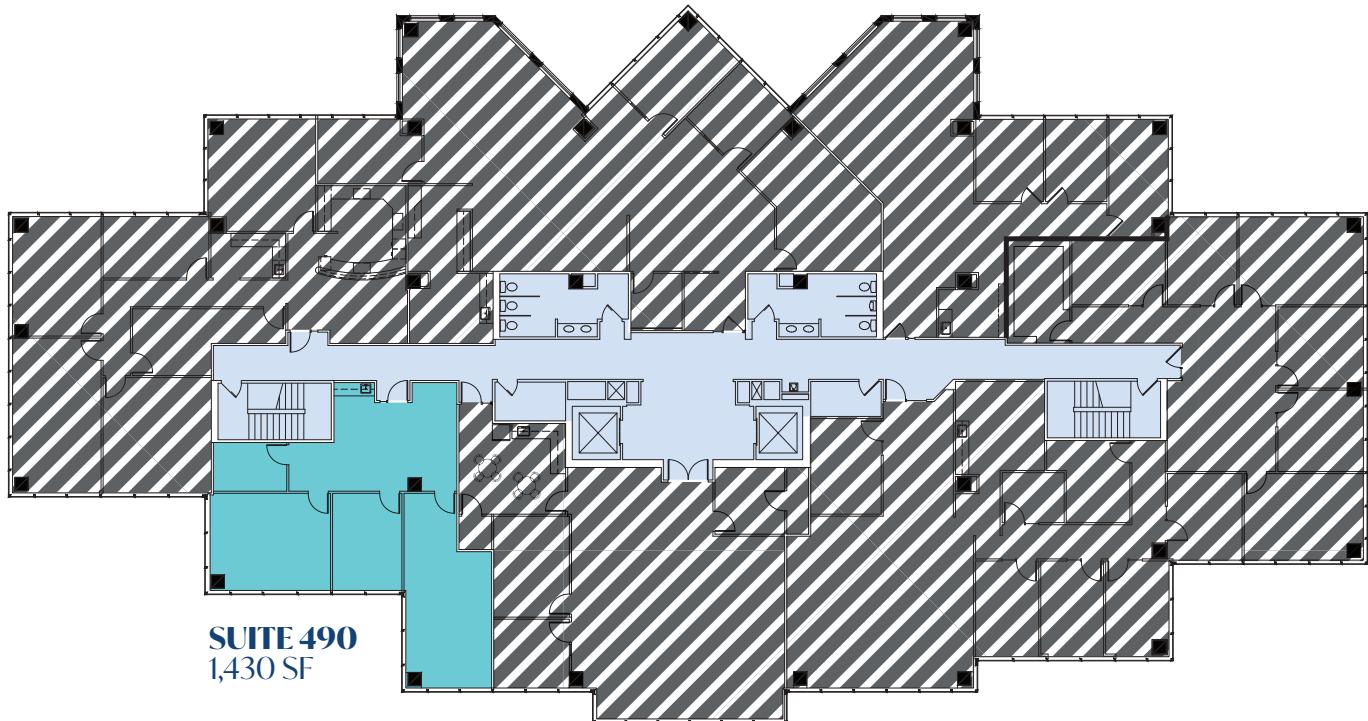
Large open bullpen; reception; 15 private offices, large break room, server room with incredible mountain views.

Suite 315

Size: 1,722 SF

4 private offices, reception area, IT/Storage, open bullpen.

Fourth Floor



Suite 490

Size: 1,430 SF

Efficient suite with 3 offices with great views, one interior office/storage, and an open break room.

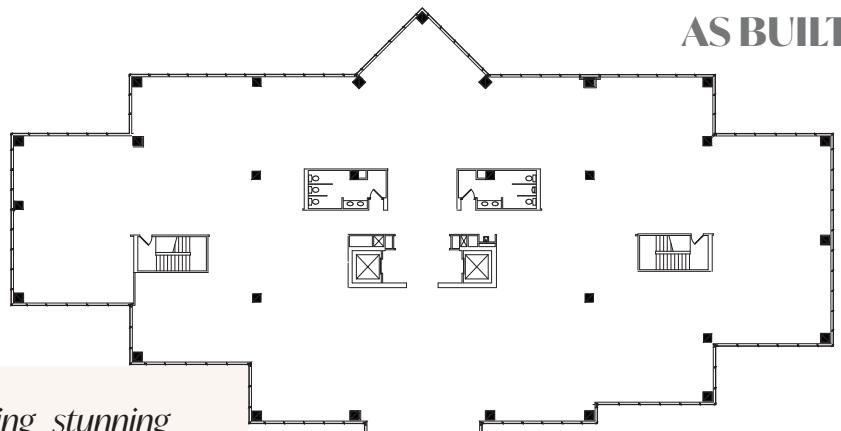
Fifth Floor

AS BUILT

Suite 500

Size: 14,468 SF

Lease Rate: \$24.00 FSG



The entire fifth floor is available, boasting stunning panoramic views of Downtown Denver and the Foothills. Building signage available visible to 129,064 vehicles per day. This floor is available for a custom buildout.

CONCEPTUAL FLOOR PLAN



Downtown Denver





Jeremy Reeves
+1 303 283 1375
Jeremy.reeves@colliers.com

Hunter Courtney
+1 303 339 2232
hunter.courtney@colliers.com

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