

# Westpark Place

8700 Turnpike Drive | Westminster, CO 80031

## For Lease: Professional Office Space

Building Size:	Availability:	Lease Rate:	Term:	Parking Ratio:
<b>76,285 SF</b>	<b>1,430 - 14,468 SF</b>	<b>\$24.00/SF FSG</b>	<b>3-10 Years</b>	<b>4.40/1,000 SF</b>

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

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



# 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

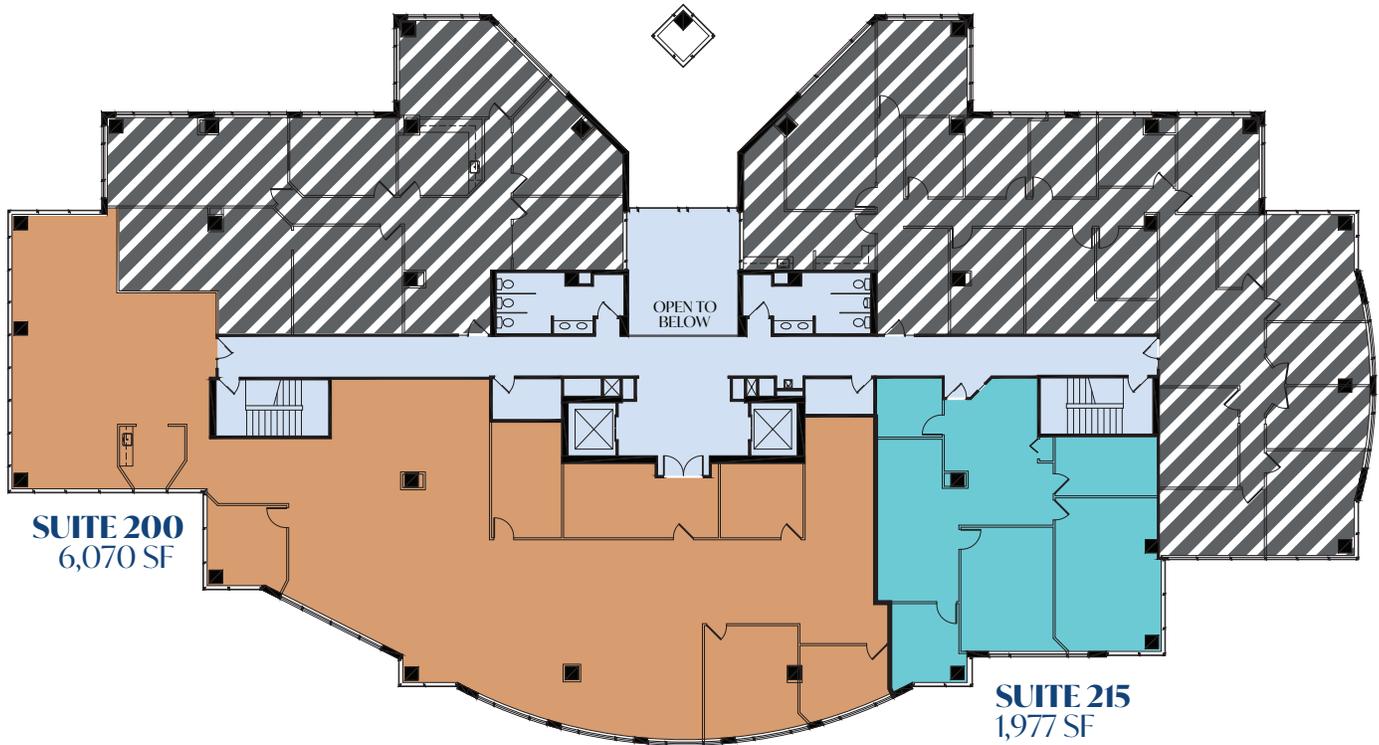
Entire First Floor: 14,586 SF



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 300

Size: 4,235 SF

Large open bullpen; 4 private offices, large conference room, break room, beautiful glass line with front range views.

### Suite 303

Size: 7,400 SF

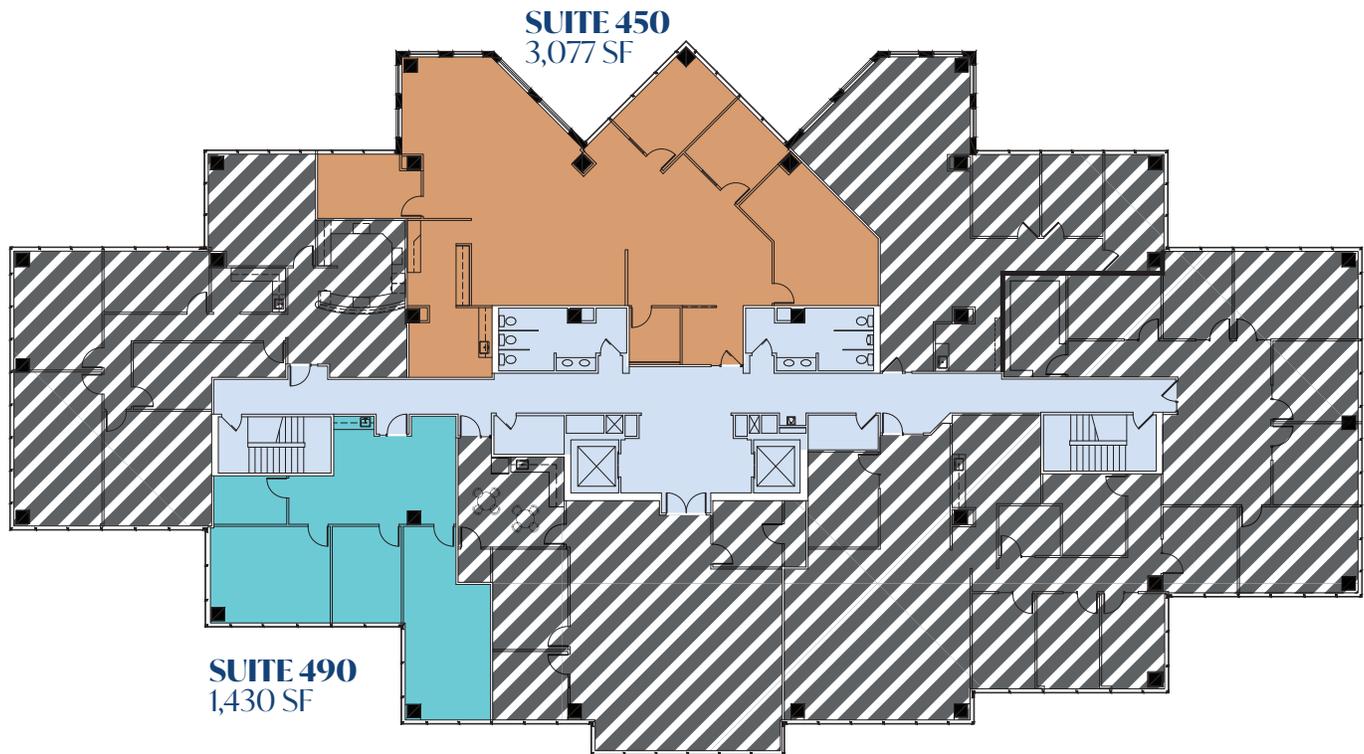
Large open bullpen; reception; 15 private offices, large break room, server room with incredible mountain views.

### Suite 315

Size: 1,722 SF

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

## Fourth Floor



### Suite 450

**Size:** 3,077 SF

Elevator ID with a lot of natural light including 3 private offices, a conference room, open bullpen, breakroom and small storage.

### Suite 490

**Size:** 1,430 SF

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

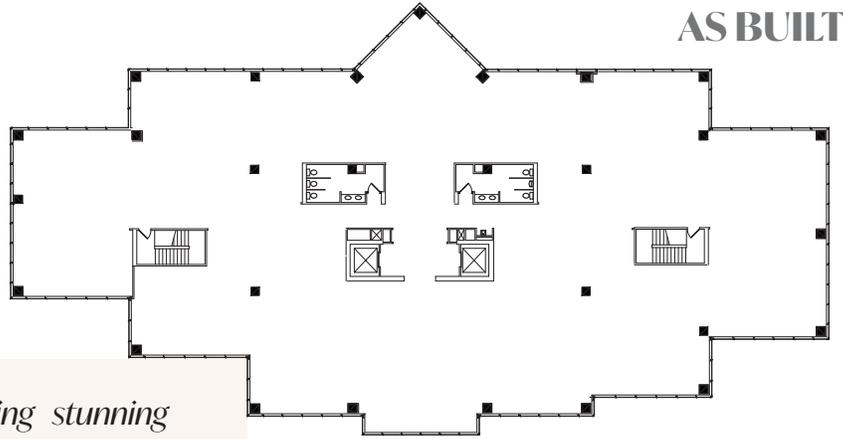
# Fifth Floor

## Suite 500

Size: 14,468 SF

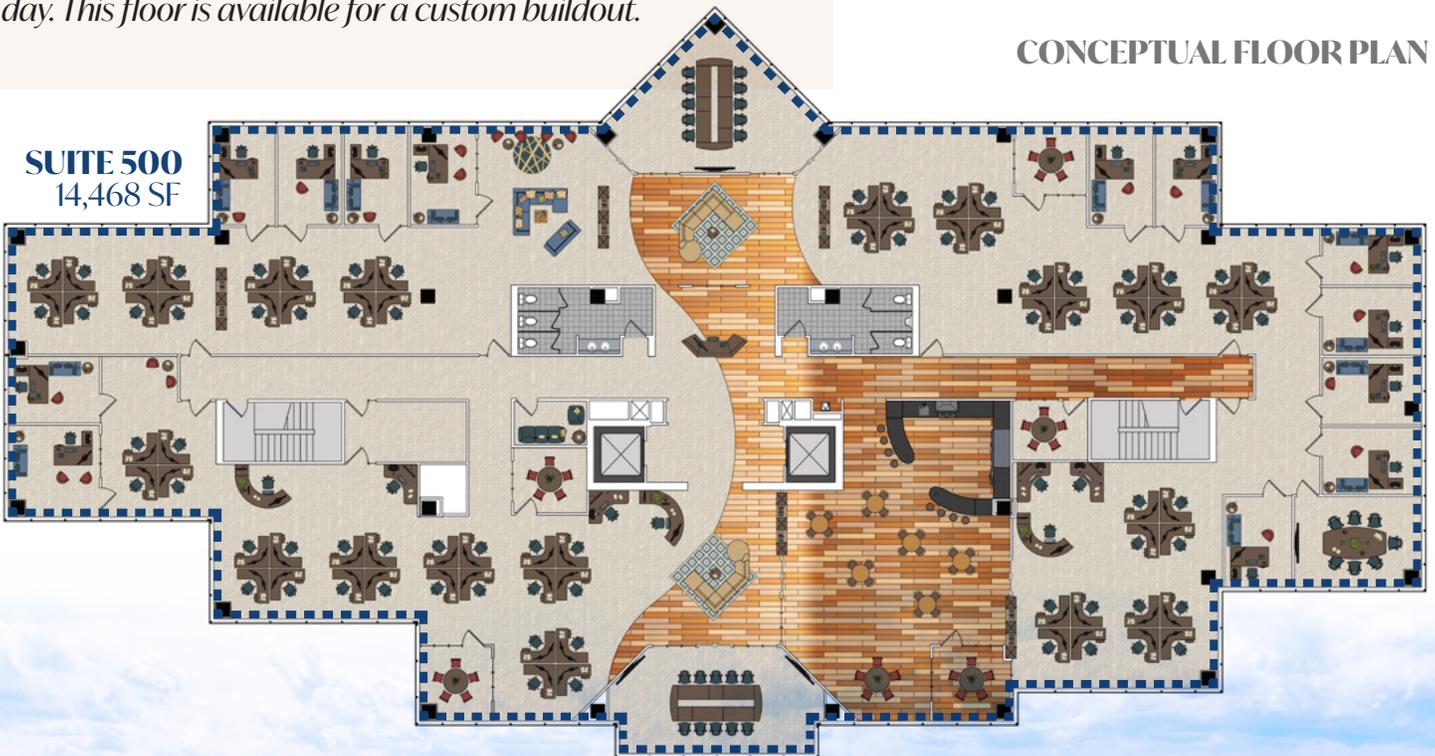
Lease Rate: \$24.00 FSG

AS BUILT



*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





**DSW**  
 DISCOUNT SHOES WAREHOUSE  
**HOBBY LOBBY**  
**BEST BUY**  
**Wendy's**  
**OUTBACK**  
 STEAKHOUSE  
**Qdoba**  
 MEXICAN GRILLS  
**ULTA**  
 BEAUTY  
**BARNES & NOBLE**  
 BOOKSELLERS  
**ROSS**  
 DRESS FOR LESS  
**JOANN**  
 stores inc.  
**Office DEPOT**  
**Walmart**

  
**Westpark Place**  
 8700 Turnpike Drive | Westminister, CO 80031

**BURGER KING**  
**Dutch Bros**  
**BIG LOTS!**  
**PAPA JOHN'S**  
**SUBWAY**  
**24 FITNESS**  
**TACO BELL**

**Brokerage Disclosure**  


Jeremy Reeves  
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 jeremy.reeves@colliers.com

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