



7403

Church Ranch Blvd

20,087 RSF
Available Office / Flex Space



Church Ranch Corporate Center offers extensive landscaping, beautiful mountain views and an ideal location along an RTD route. The property is conveniently located in Westminster, 22 minutes from Boulder and 20 minutes from Denver with easy access to US-36.

BUILDING FEATURES



Zoning:
PUD-Office, Commercial R&D, Hotel



Construction Type:
Tilt-up concrete, glass walls with steel roof and floor framing



Year Built:
2000



Parking Ratio:
4.1 : 1,000; Ample parking located close to building entrances



Access:
Easy access to I-25, I-70, US-36 and Northwest Parkway



Rental Rate:
\$16-\$18



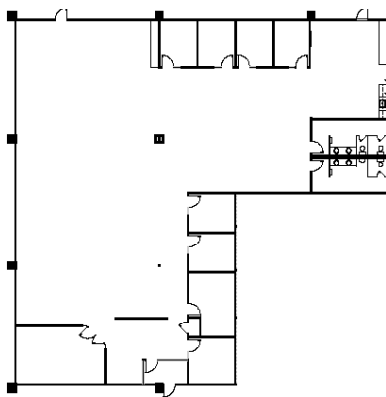
NNN Expenses (2022)
\$8.39 (Estimated)



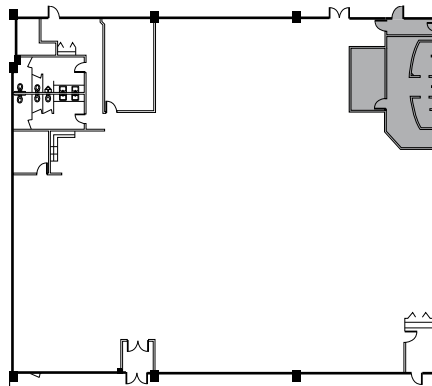
Amenities:
Fiber-optic capabilities, mountain views, nearby creeks and trail systems.



20,087 RSF
Available Office / Flex Space



8,080 SF



12,007 SF

SPACE FEATURES



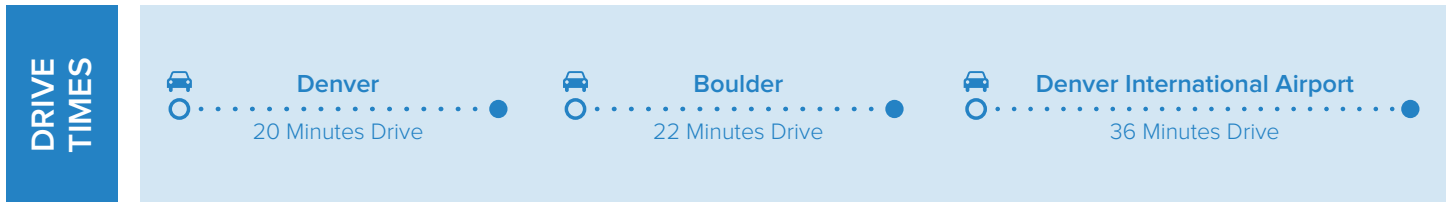
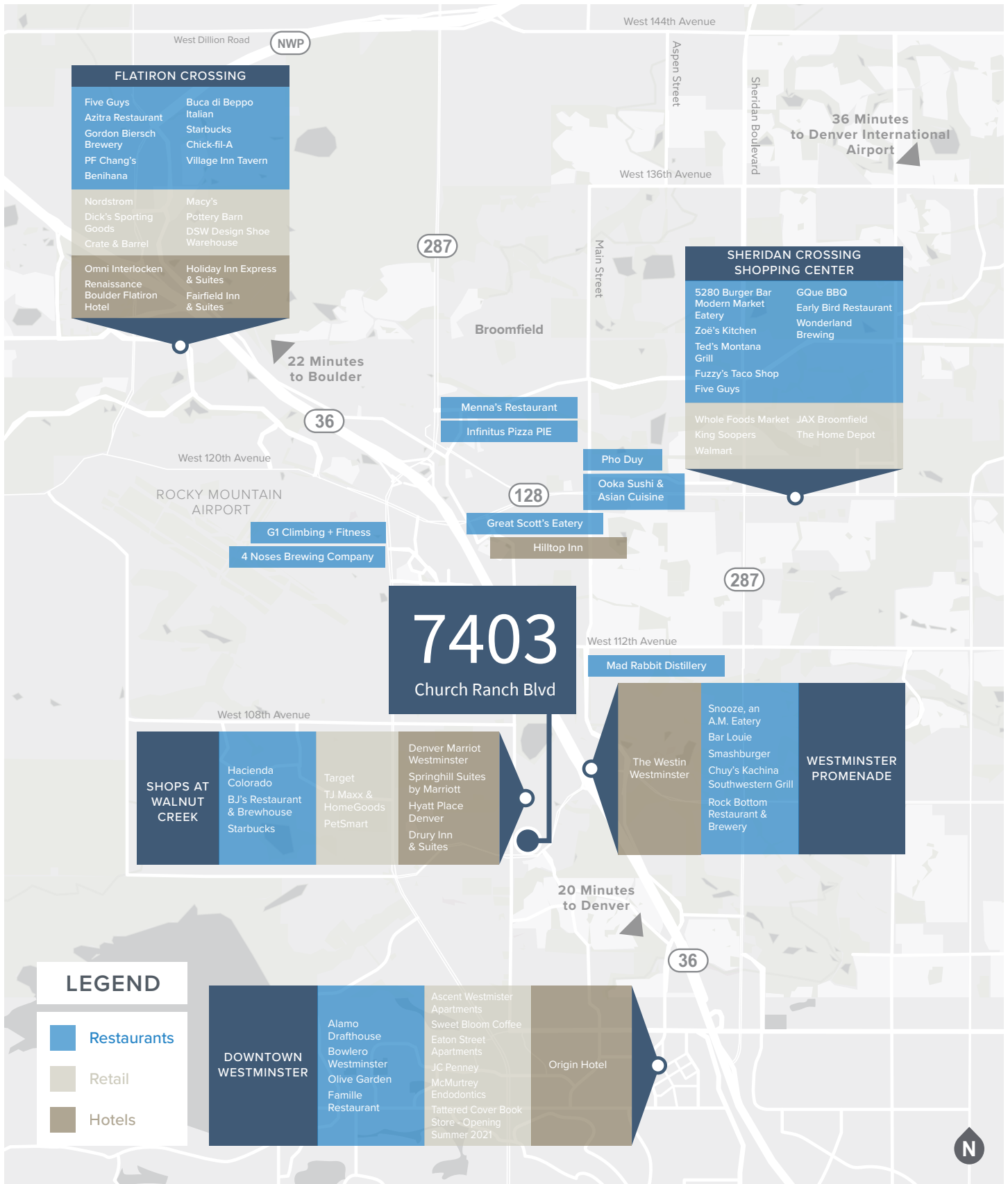
Office Space:
Currently 100% Office Build-out



Sprinklered:
Yes



Updates:
New LED lighting • New solar shades • New paint throughout • New glass overhead door



7403

Church Ranch Blvd



For more information, please contact

Patrick McGettigan

Senior Vice President

+1 303 217 7956

patrick.mcgettigan@jll.com

Jonathan Shirazi

Senior Associate

+1 303 217 7968

jonathan.shirazi@jll.com

Jones Lang LaSalle

©2022 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Jones Lang LaSalle. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

