



7237

Church Ranch Blvd

7,708 SF
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.

Available Space

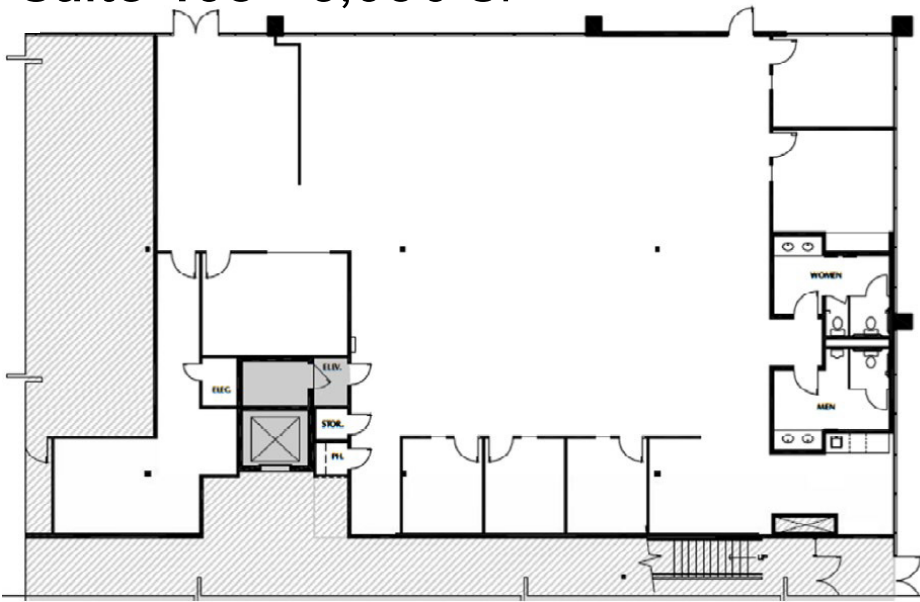
Suite 407 – 1,618 SF



1,618 SF Available

Sewer line stubs already in space

Suite 409 – 6,090 SF



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:
4.0 : 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)
\$8.65 (Estimated)



Amenities:
Potential to add grade level loading, fiber-optic capabilities, nearby creeks and trail systems.

SPACE FEATURES



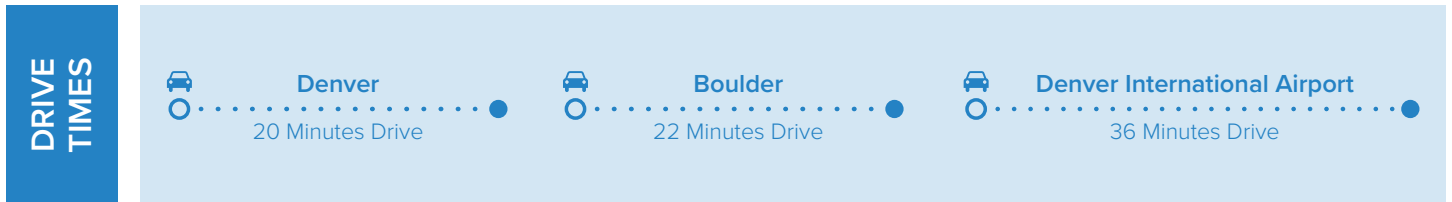
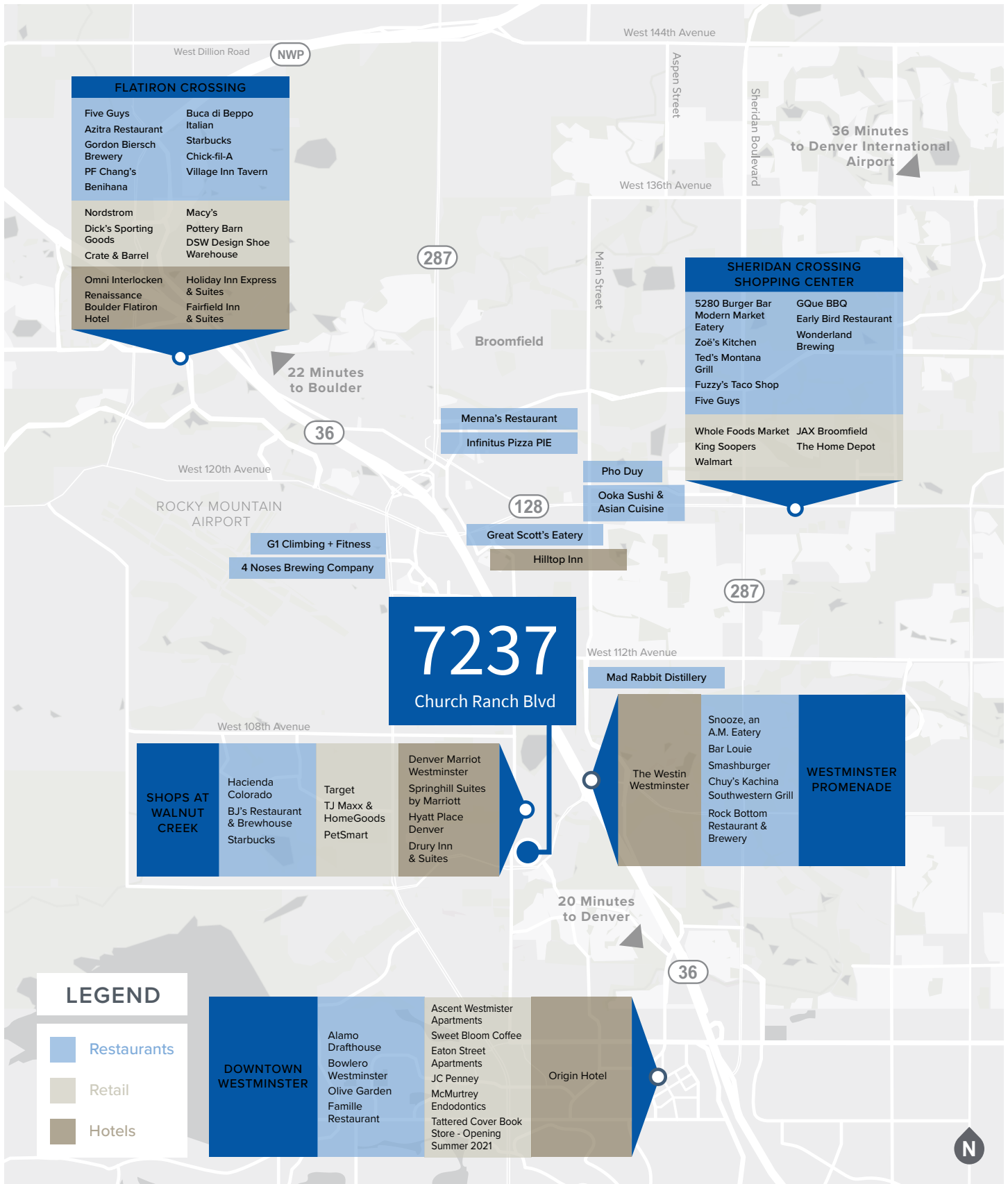
Office Space:
Currently 100% Office Build-out



Sprinklered:
Yes



Updates:
In process of taking back to warm shell condition



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For more information, please contact

Patrick McGettigan

+1 303 217 7956
patrick.mcgettigan@jll.com

Jonathan Shirazi

+1 303 217 7968
jonathan.shirazi@jll.com

Jones Lang LaSalle

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