

Office Space for Lease

LAKE ARBOR PLAZA

9101 Harlan Street
Westminster, CO 80031

9101

Lake Arbor Plaza
9101 Harlan Street

BMC Family Chiropractic

Block Advisors

Tri-Planar Therapies, LLC

Heritage Title

Dolan & Associates, P.C.

Westminster Soccer



HENRY GROUP
REAL ESTATE

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PROPERTY DESCRIPTION

Henry Group Real Estate has been exclusively retained to market for lease located in Lake Arbor Plaza, 9101 Harlan Street, Westminster, CO 80031. Lake Arbor Plaza is a 42,380 SF office building located along the US 36 corridor between Denver and Boulder, conveniently positioned near the newly redeveloped downtown Westminster area, and expansions of Denver's light rail system.

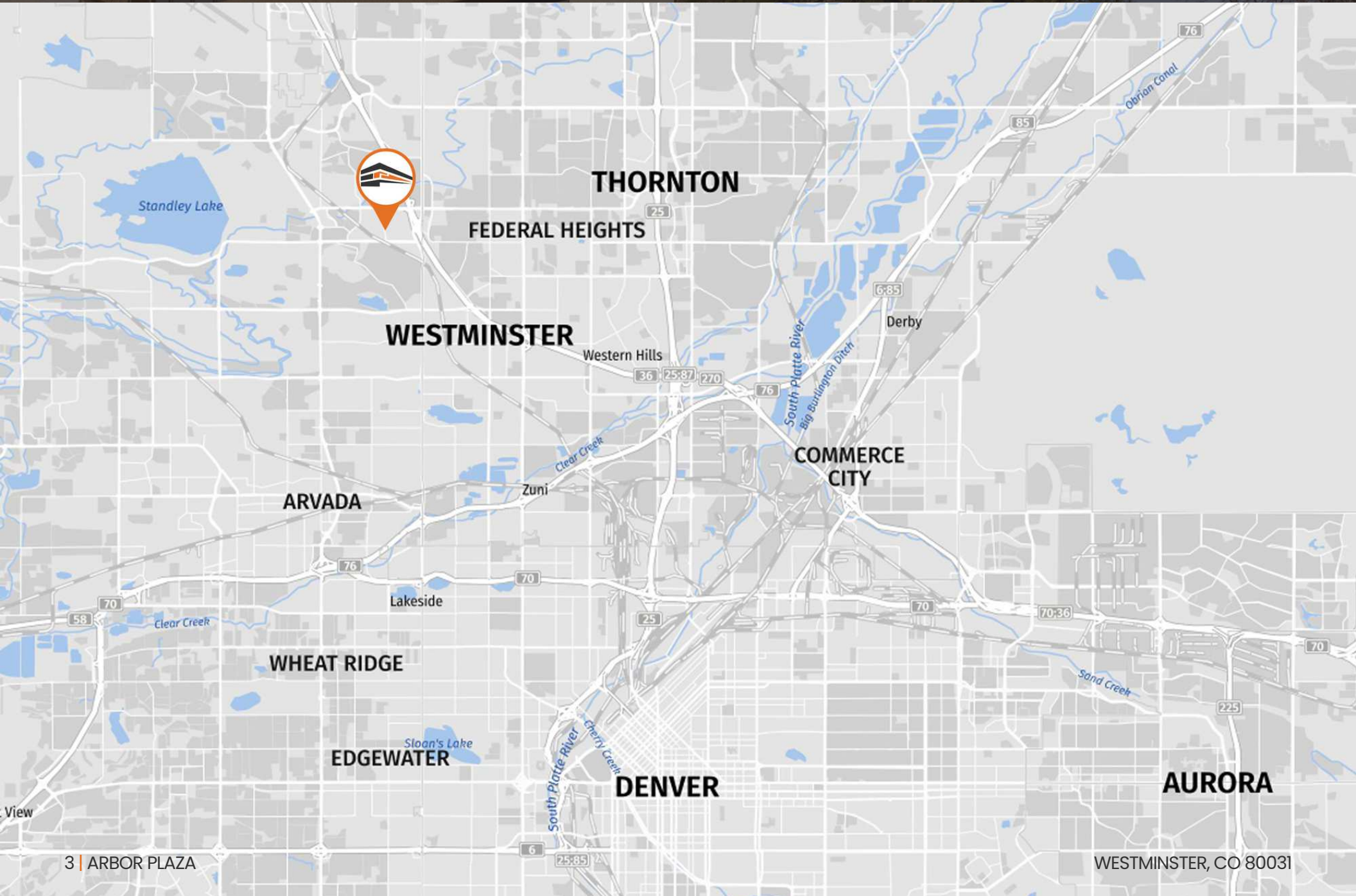
PROPERTY HIGHLIGHTS

- Traffic counts in excess of 33,867 vehicles per day at Harlan Street & W 92nd Avenue
- Conveniently located near public transportation
- Professionally landscaped business park
- Contemporary architectural design details throughout
- Signage available
- Building renovations completed from 2016 - 2021
- Located near downtown Westminster which is currently undergoing a large re-development where tenants can eat, shop and live.

OFFERING SUMMARY

Building Name:	Arbor Plaza
Lease Rate:	\$20/SF Modified Gross
Address:	9101 Harlan Street Westminster, CO 80031
Building SF:	42,380 SF
Land Size:	102,366 SF
Building Class:	B
Year Built:	1980
Parking Space	162 surfaces spots
Number of Buildings:	1
Lot Size:	102,366 SF

AVAILABLE SUITES	SF AVAILABLE	RATE	DATE AVAILABLE
Suite 130	1,520 SF	\$20/SF MG	1/1/2025
Suite 300A	2,038 SF	\$20/SF MG	Available Now





 **WALMART SUPERCENTER**

 **OUTBACK STEAKHOUSE**

 **BOWLERO**

 **HOBBY LOBBY**

 **RESIDENCE INN DENVER WESTMINSTER**

 **COSTCO WHOLESALE**

 **WESTMINSTER COLORADO**
DOWNTOWN WESTMINSTER REDEVELOPMENT

 **HARLAN CROSSING SHOPPING MALL**

 **ALAMO DRAFTHOUSE**

WADSWORTH BLVD

W 91ST AVE

 **OLIVE GARDEN ITALIAN RESTAURANT**

 **WALK OVER BRIDGE**

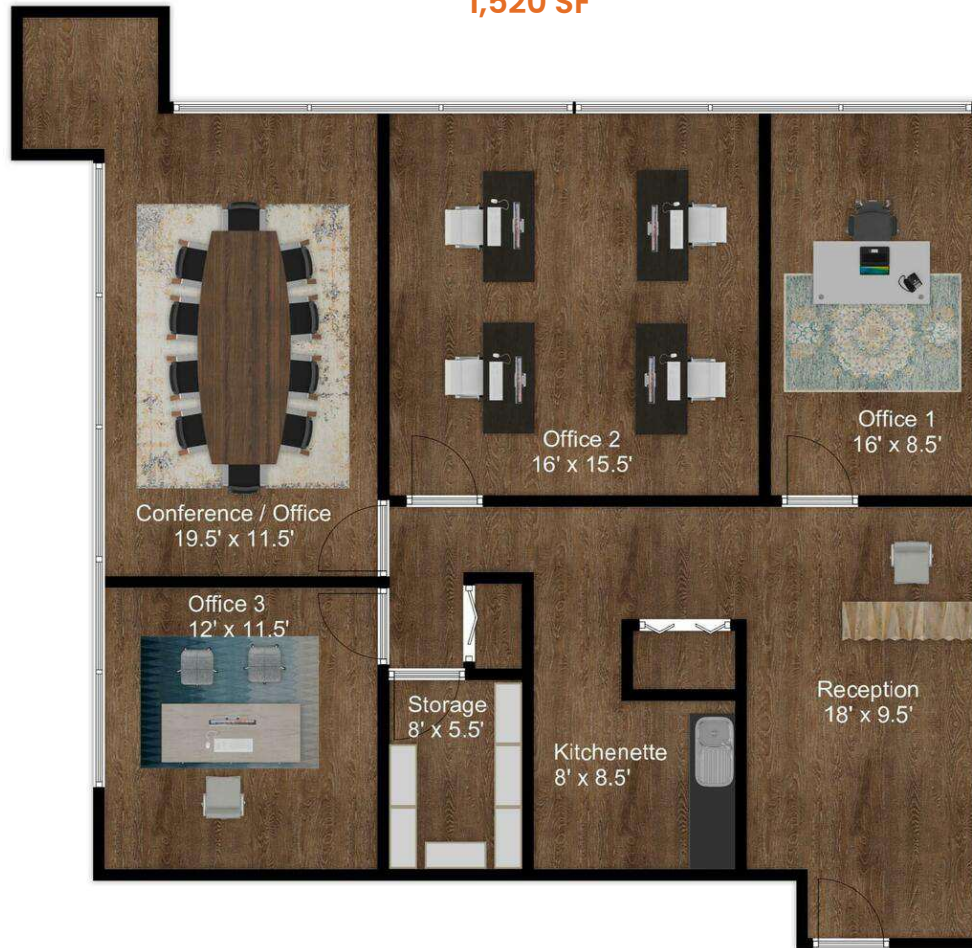
 **RTD PARK AND RIDE**

 **LAKE ARBOR GOLF COURSE**

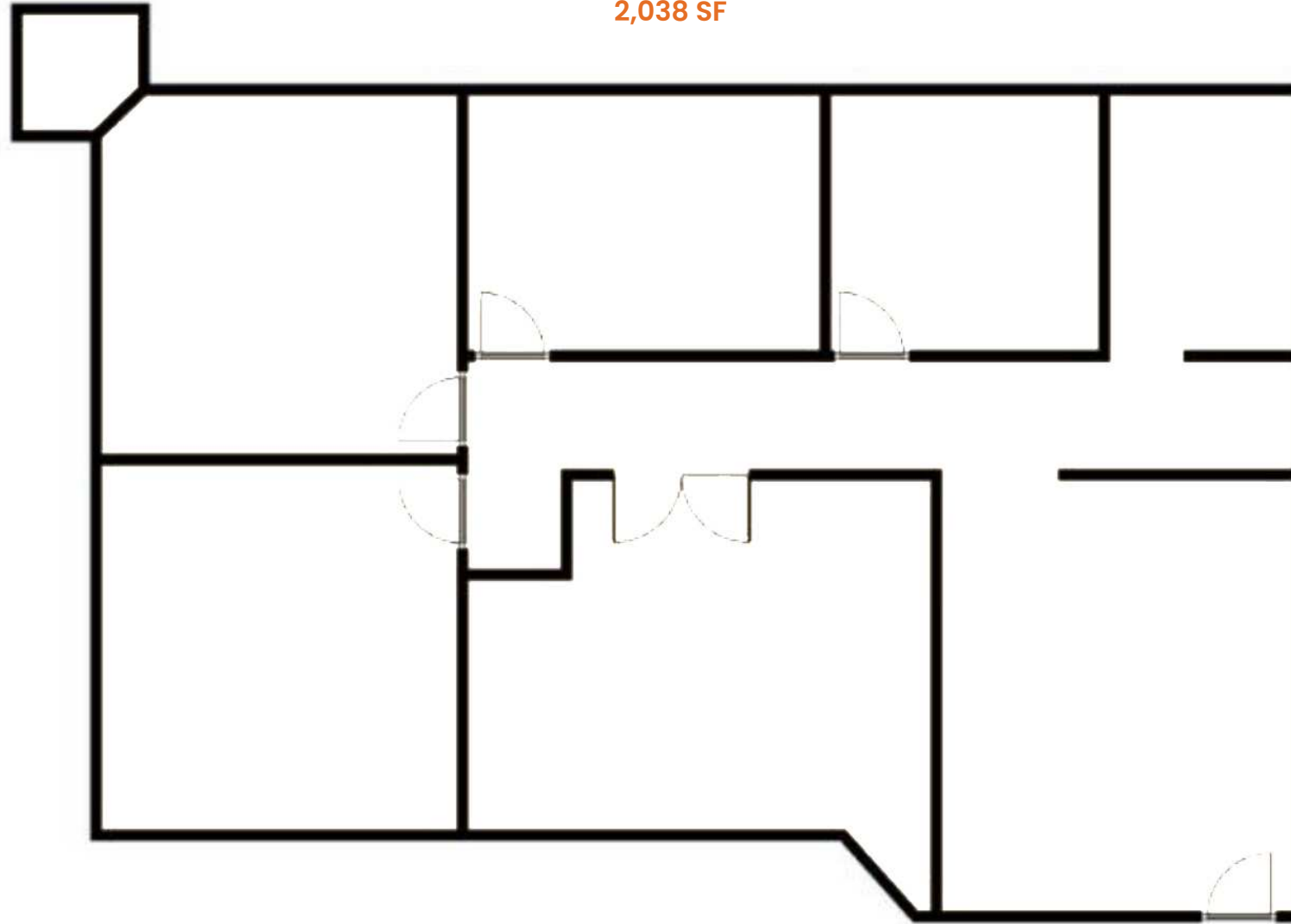
 **LOWE'S HOME IMPROVEMENT**

 **CHUZE FITNESS**

SUITE 130
1,520 SF



SUITE 300A
2,038 SF



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group, LLC in compliance with all applicable fair housing and equal opportunity laws.

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YOUR SIGN HERE

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