

WESTMOOR CIRCLE AND SIMMS STREET

WESTMINSTER, CO



# WESTMOOR

TECHNOLOGY PARK®



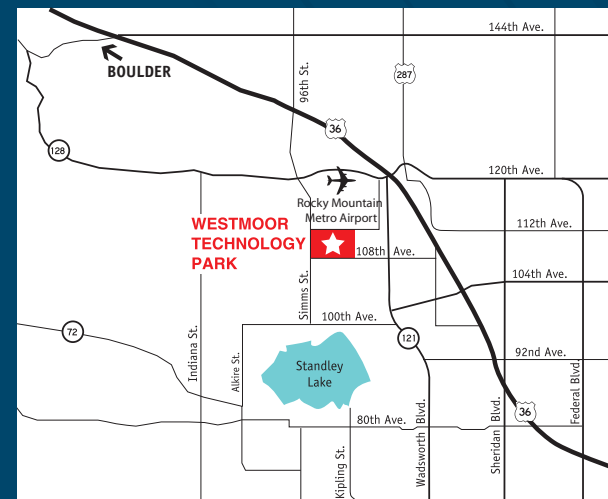
**WESTMOOR**  
TECHNOLOGY PARK®

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**NEWMARK**



**CORPORATE**  
OFFICE/FLEX SITE AVAILABLE  
14.88 ACRES

**NEWMARK**

# OFFICE & FLEX DEVELOPMENT SITE

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## WESTMOOR TECHNOLOGY PARK®

Land for sale or build-to-suit in one of northwest Metro Denver's most successful business parks. Westmoor Technology Park features high-technology infrastructure, including telecommunications conduits throughout the park and redundant electrical service from two substations, and world class amenities to support any growing company. Over 1,200,000 SF of office and flex buildings have been built in Westmoor. The site offer easy access to the Denver/Boulder Turnpike as well as Interstate 25 and the Northwest Parkway.

Amenities include the West View Recreation Center, an 18-hole championship golf course at Walnut Creek Golf Preserve and hiking/biking trails that connect to the City of Westminster's open space trail system.

- **Planning Area 5**            **SOLD**
- **Planning Area 7**        **14.88 acres**
- **Purchase price:**        **\$4.50/SF**
- **Zoning:**                    **P.U.D.**
- **Water/Sewer:**         **City of Westminster**
- **Electricity/Gas:**      **Xcel Energy**
- **Phone:**                 **CenturyLink**
- **Fiber:**                  **CenturyLink**
- **Cable:**                 **Comcast**

