

WESTPARK OFFICE CENTER 4 BUILDING OFFICE CAMPUS WESTMINSTER, COLORADO

FOR SALE

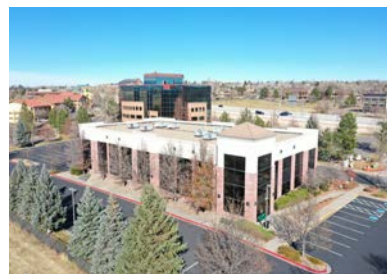


THE OFFERING

Unique Properties and Newmark ("Agent") are pleased to announce they have been retained to sell Westpark Office Center, an 80,708 square foot multi-tenant, office campus located in Westminister, Colorado. The four-building complex is located in the flourishing high-tech U.S. Highway 36 corridor adjacent to the Westminister Downtown redevelopment project and just minutes from Boulder and Downtown Denver.

Construction of the campus started in 1986 and was completed in 2001 on the 5.71-acre site with a parking ratio of 4.03 per 1,000. With on-site ownership and management, the buildings have been upgraded and well maintained. The strong diversified tenant base is comprised of healthcare and general office users and the campus is currently 88% leased generating an NOI of \$930,529.

Westpark Office Center is a great office investment featuring a diverse mix of tenants, staggered lease expirations and Base Year expense reimbursements to hedge against expense increases. The property has a history of consistent 95%+ occupancy and is well located in Denver's Northwest Office Submarket to serve the area's small business office space requirements. This investment offering presents investors with an opportunity to acquire a stabilized, in demand office asset in the fast-growing Northwest metro office market.



Exclusively Offered by Unique Properties, Inc. and Newmark

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WESTPARK OFFICE CENTER 4 BUILDING OFFICE CAMPUS WESTMINSTER, COLORADO








FOR SALE

PROPERTY FACTS

		
PROPERTY NAME	SITE SIZE	PROPERTY TYPE
Westpark Office Center	5.71 Acres	Office
		
ADDRESS	PARKING	NO. OF STORIES
8461, 8471, 8501 and 8601 Turnpike Drive, Westminster, Colorado	333 spaces (4.03 per 1,000)	2
		
COUNTY	ZONING	NO. OF BUILDINGS
Adams	PUD	4


NET RENTABLE AREA 80,708 square feet
8461 Turnpike Dr. Building 1 16,823 square feet
8471 Turnpike Dr. Building 2 16,794 square feet
8501 Turnpike Dr. Building 3 23,715 square feet
8601 Turnpike Dr. Building 4 23,376 square feet

YEAR BUILT
8461 Turnpike Dr. Building 1 1996
8471 Turnpike Dr. Building 2 1986
8501 Turnpike Dr. Building 3 2000
8601 Turnpike Dr. Building 4 2001

INVESTMENT SUMMARY

	Price: \$14,500,000		Tenants: 39
	Occupancy: 88%		Capitalization Rate: 6.4%
	Price/SF: \$179.66/SF		Rentable SF: 80,708 SF
	Net Operating Income: \$930,529		

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