



Westpark Place

8700 Turnpike Drive | Westminster, CO 80031

For Lease: Professional Office Space

Building Size:	Availability:	Lease Rate:	Term:	Parking Ratio:
76,285 SF	734 - 9,935 SF	\$24.00/SF FSG	3-10 Years	4.40/1,000 SF

Westpark Place is a well located Class B Office building situated along Highway 36 nearby I-25. The building provides excellent visibility, convenient interstate access, and picturesque western and downtown Denver views. It boasts beautifully landscaped surroundings, modernized common areas, abundant parking, a shower facility for tenants, and various floorplans with extensive glass line.



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Features

- Small suites up to full floor
- Unobstructed western and downtown views
- Renovated in 2017
- Building Signage Available
- Excellent visibility and identity
- Easy Access from Hwy 36
- 129,064 VPD
- Walking distance to Sheridan Park-N-Ride



Suite 100

Size: 8,014 SF

Second generation education space with large classrooms. High-end finishes.

Suite 150

Size: 3,338 SF

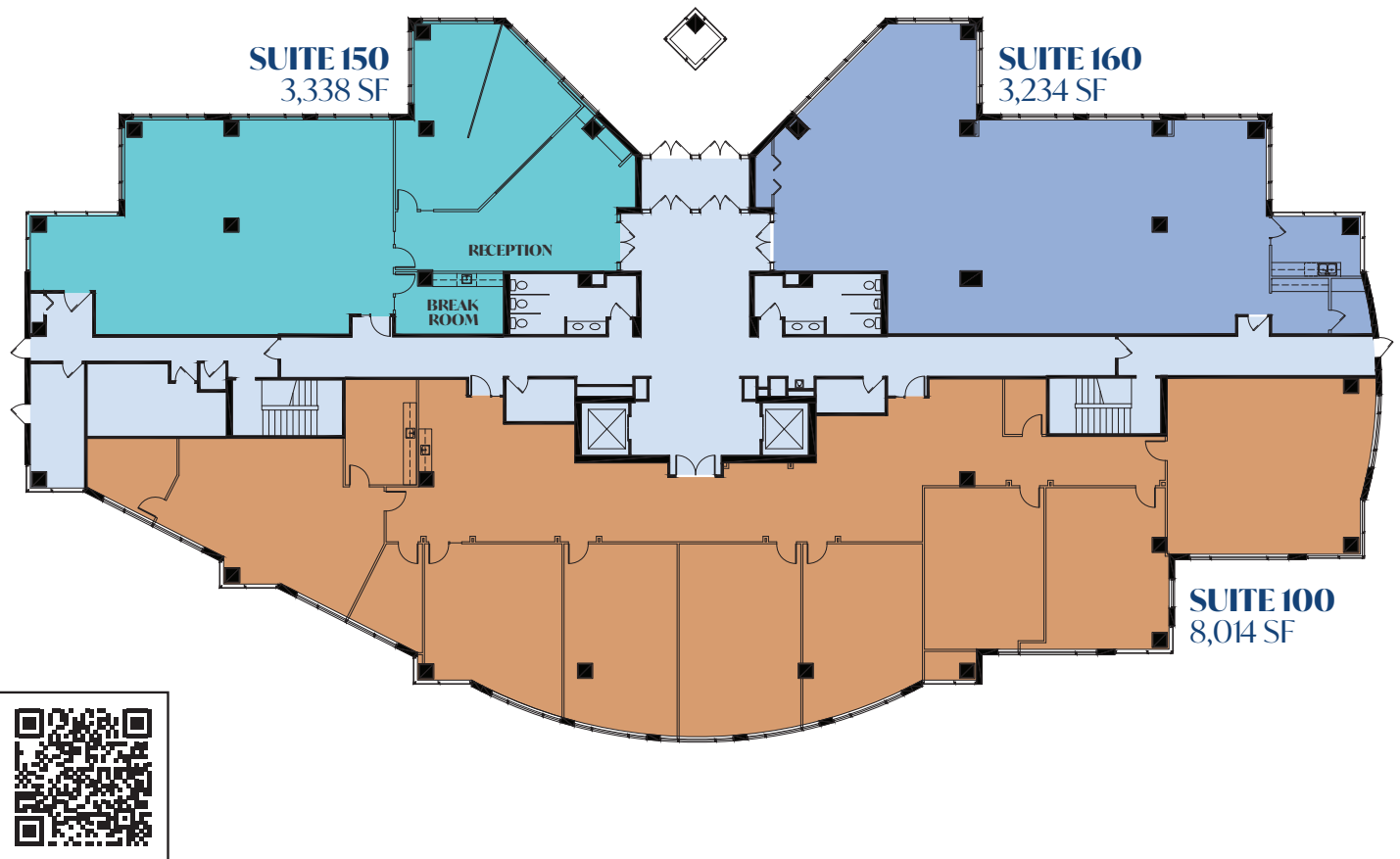
Reception, large open areas and break room. Great first floor lobby identity!

Suite 160

Size: 3,234 SF

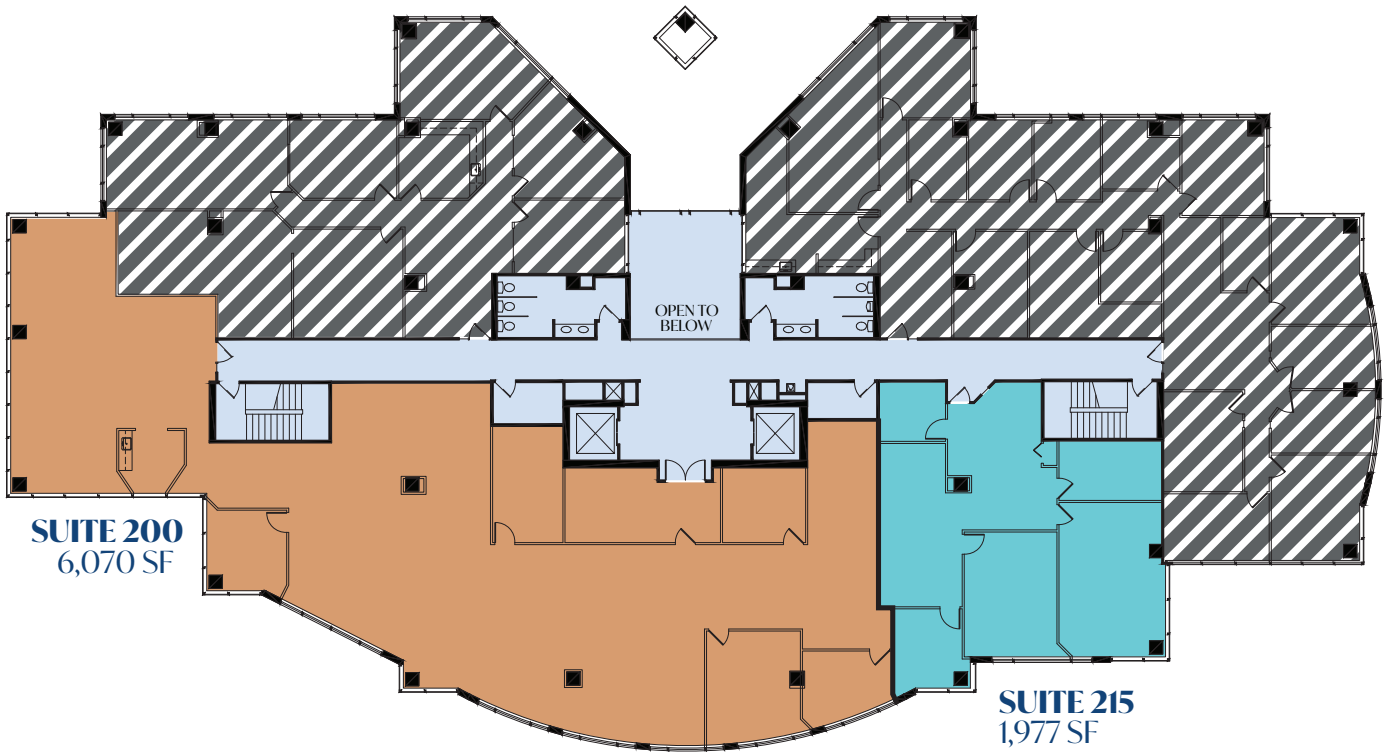
Lobby identity with large open bull pen on an extensive glass line; with a large break room.

First Floor



Scan or Click to View the Virtual Tour for Suite 100

Second Floor



Suite 200

Size: 6,070 SF

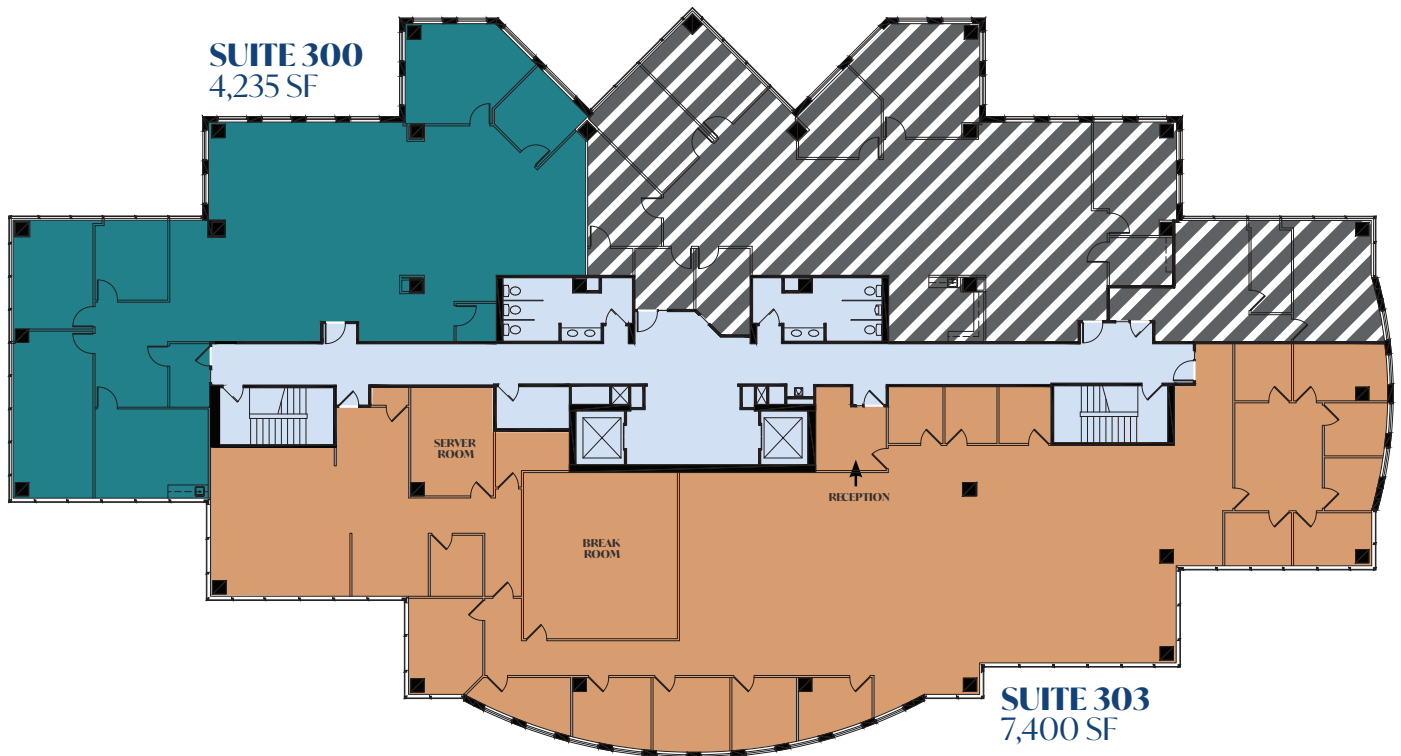
Large open floor plan with 5 private offices, reception area, and kitchen.

Suite 215

Size: 1,977 SF

Fantastic western views! Reception area, interior conference room, 3 private offices, open space and kitchen area.

Third Floor



Suite 300

Size: 4,235 SF

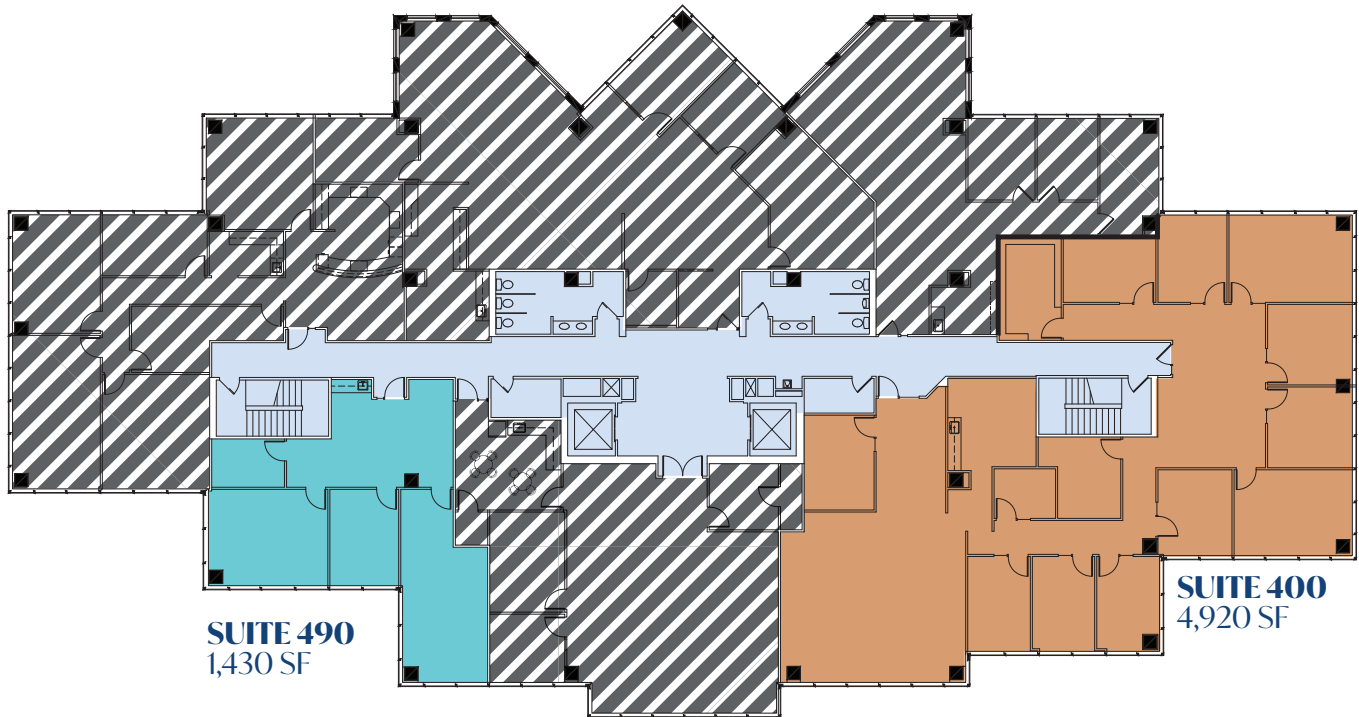
Large open bullpen, 4 private offices, large conference room, break room, beautiful glass line with front range views.

Suite 303

Size: 7,400 SF

Large open bullpen; reception; 15 private offices, large break room, server room with incredible mountain views.

Fourth Floor



Suite 400

Size: 4,920 SF

Great corner office suite with mix of office and open areas.

Suite 490

Size: 1,430 SF

Efficient suite with 3 offices with great views, one interior office/storage, and an open break room.

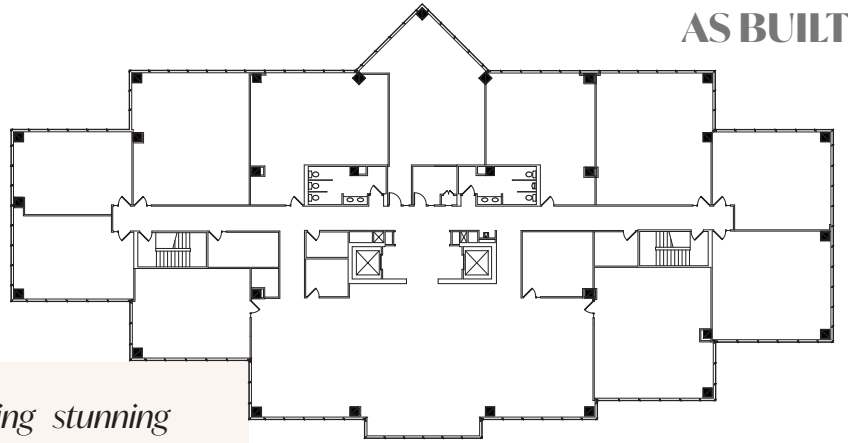
Fifth Floor

Suite 500

Size: 14,468 SF

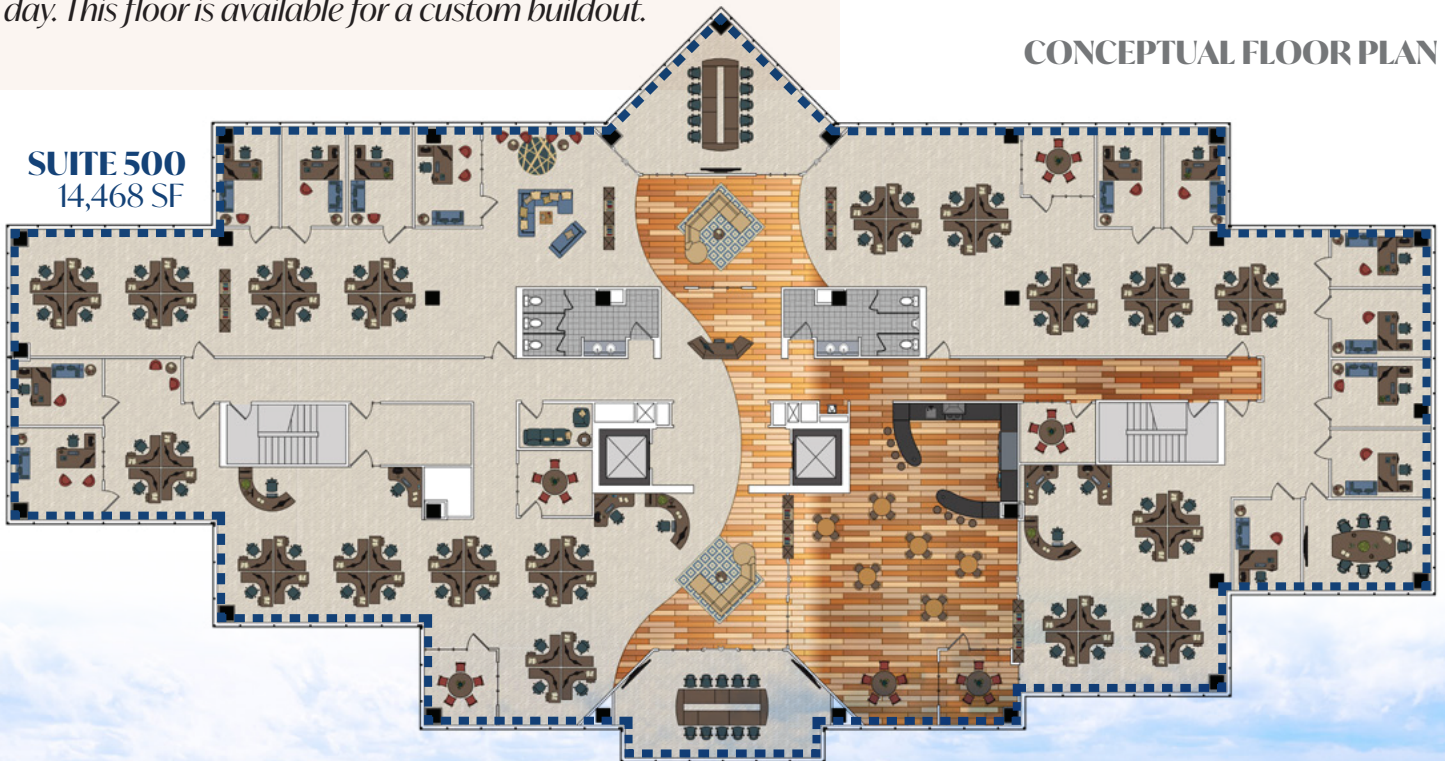
Lease Rate: \$24.00 FSG

AS BUILT



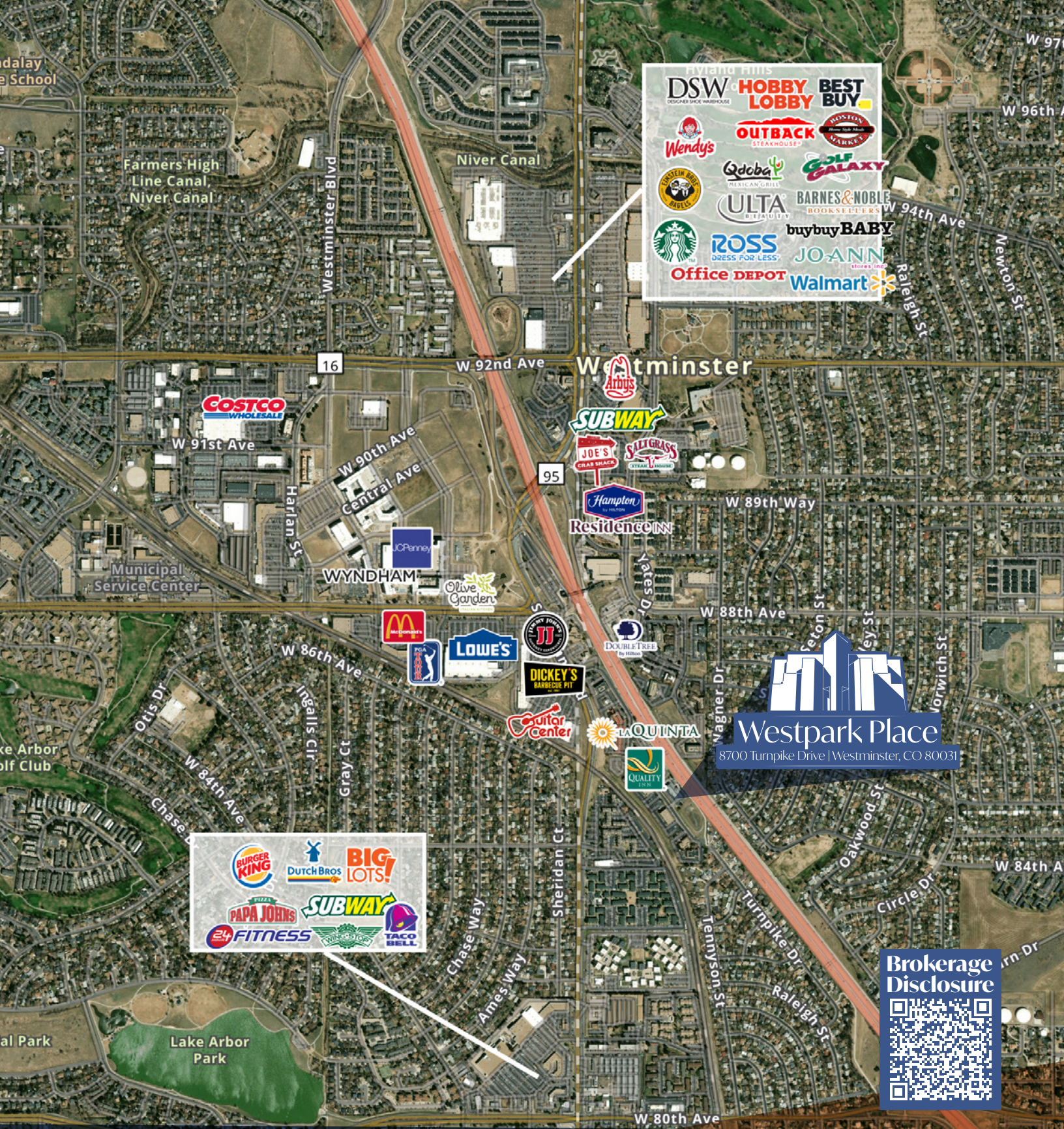
The entire fifth floor is available, boasting stunning panoramic views of Downtown Denver and the Foothills. Building signage available visible to 129,064 vehicles per day. This floor is available for a custom buildout.

CONCEPTUAL FLOOR PLAN



Downtown Denver





DSW
 DODGERS SHOE WAREHOUSE
HOBBY LOBBY
BEST BUY
Wendy's
OUTBACK
 STEAKHOUSE
Qdoba
 MEXICAN GRILLS
ULTA
 BEAUTY
BARNES & NOBLE
 BOOKSELLERS
ROSS
 DRESS FOR LESS
JOANN
 stores inc.
Office DEPOT
Walmart
 Starbucks
buybuyBABY


Westpark Place
 8700 Tumpike Drive | Westminister, CO 80031

BURGER KING
Dutch Bros
BIG LOTS!
PAPA JOHN'S
SUBWAY
24 FITNESS
TACO BELL

Brokerage Disclosure


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