

# Westpark Place

8700 Turnpike Drive | Westminster, CO 80031

## For Lease: Professional Office Space

Building Size:	Availability:	Lease Rate:	Term:	Parking Ratio:
<b>76,285 SF</b>	<b>1,430 - 14,468 SF</b>	<b>\$24.00/SF FSG</b>	<b>3-10 Years</b>	<b>4.40/1,000 SF</b>

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!

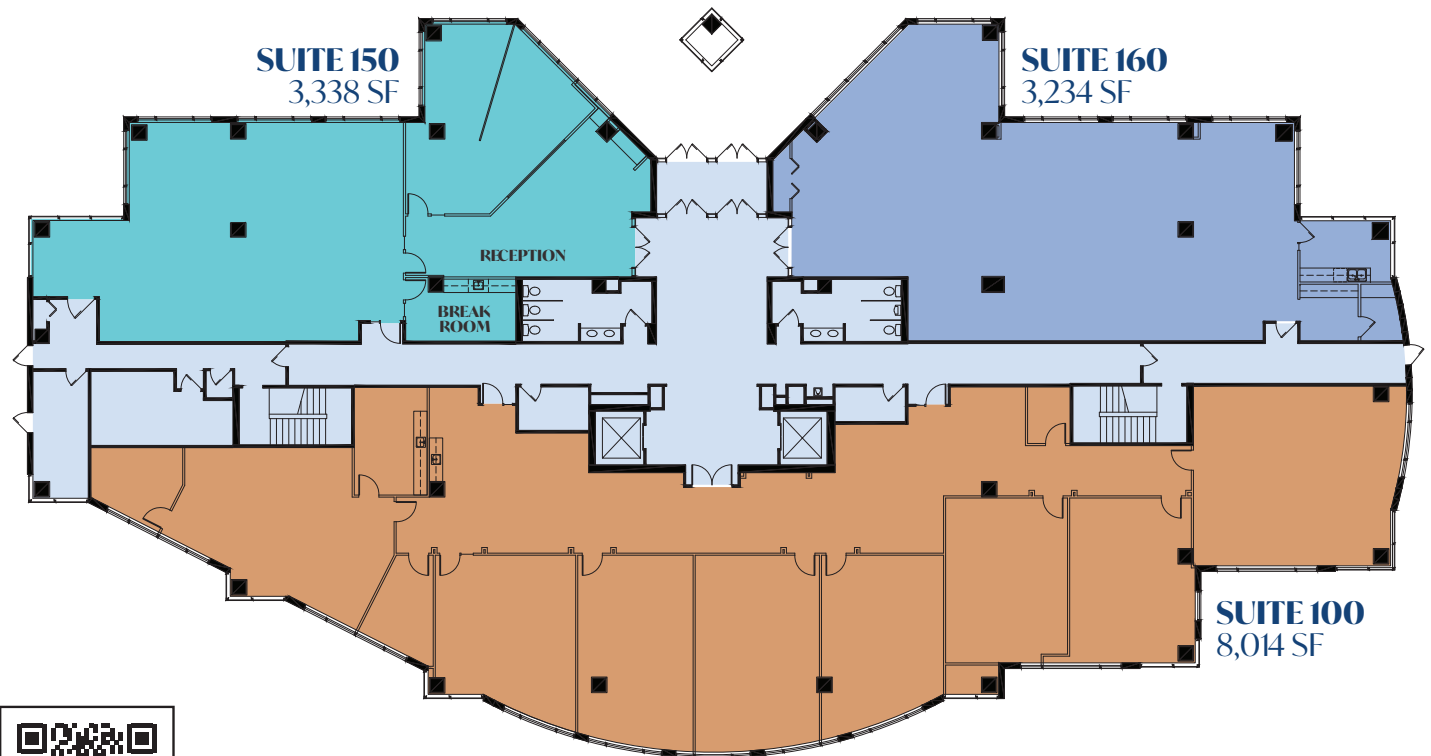
## Suite 160

**Size:** 3,234 SF

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

## First Floor

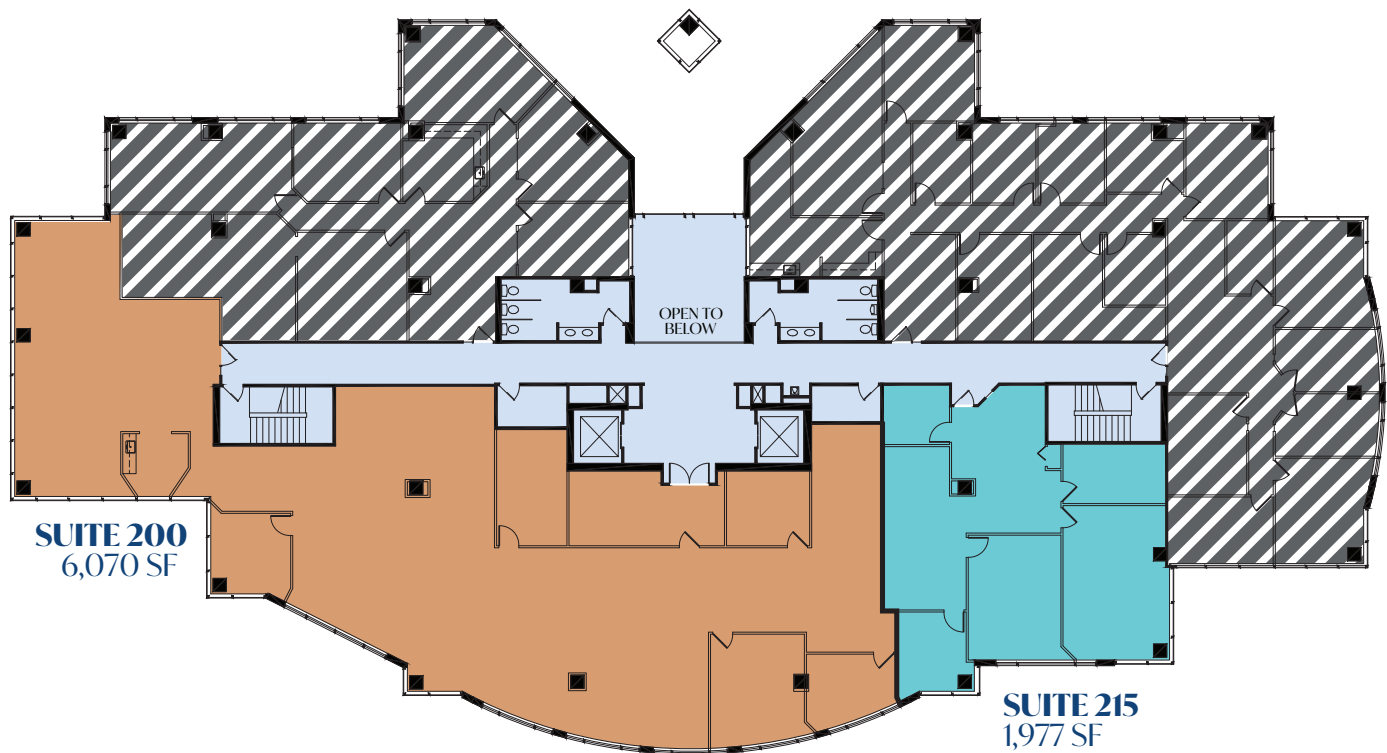
Entire First Floor: 14,586 SF



Scan or Click to View the Virtual Tour for Suite 100

## Second Floor

Contiguous Second Floor Space: 8,047 SF



### Suite 200

**Size:** 6,070 SF

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

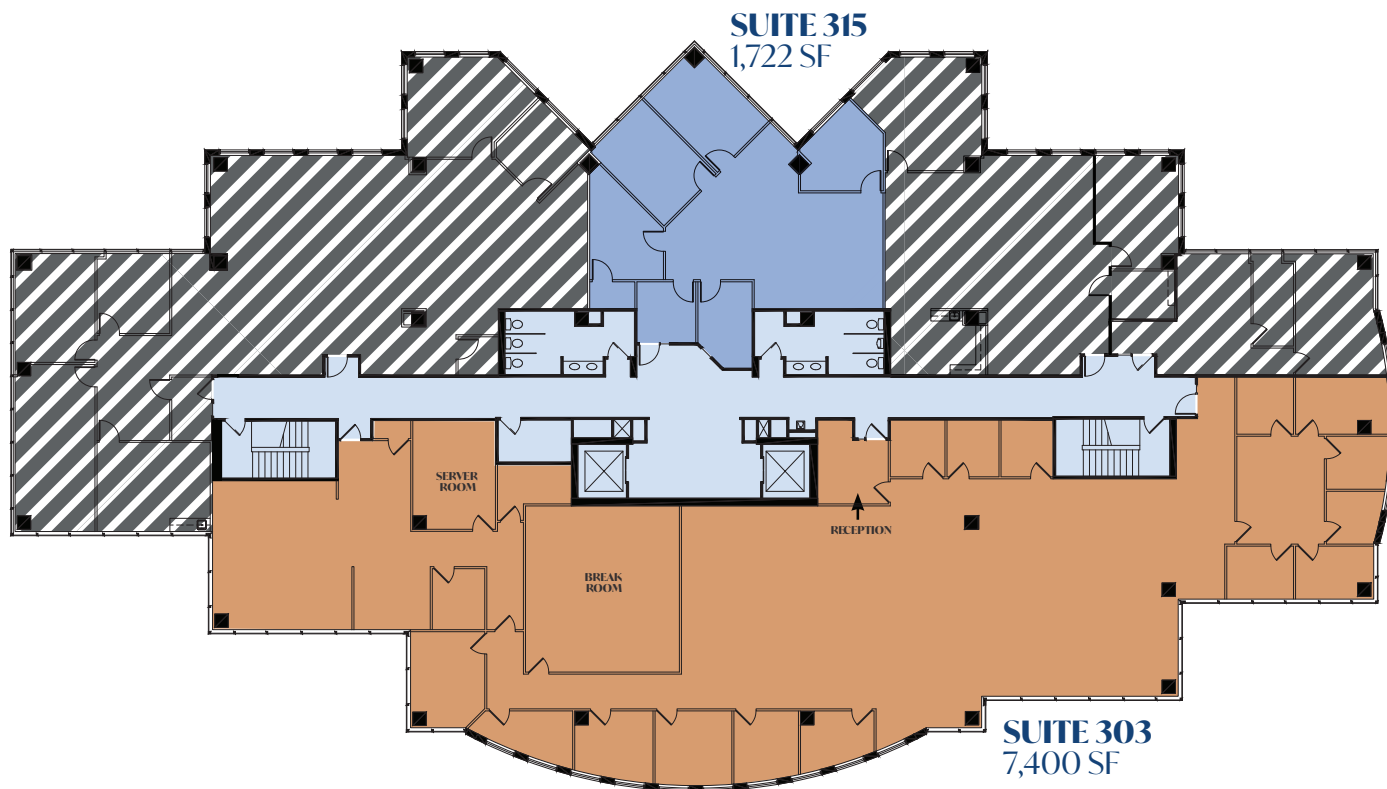
### Suite 215

**Size:** 1,977 SF

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

## Third Floor

Contiguous Third Floor Space: 13,135 SF



### Suite 303

Size: 7,400 SF

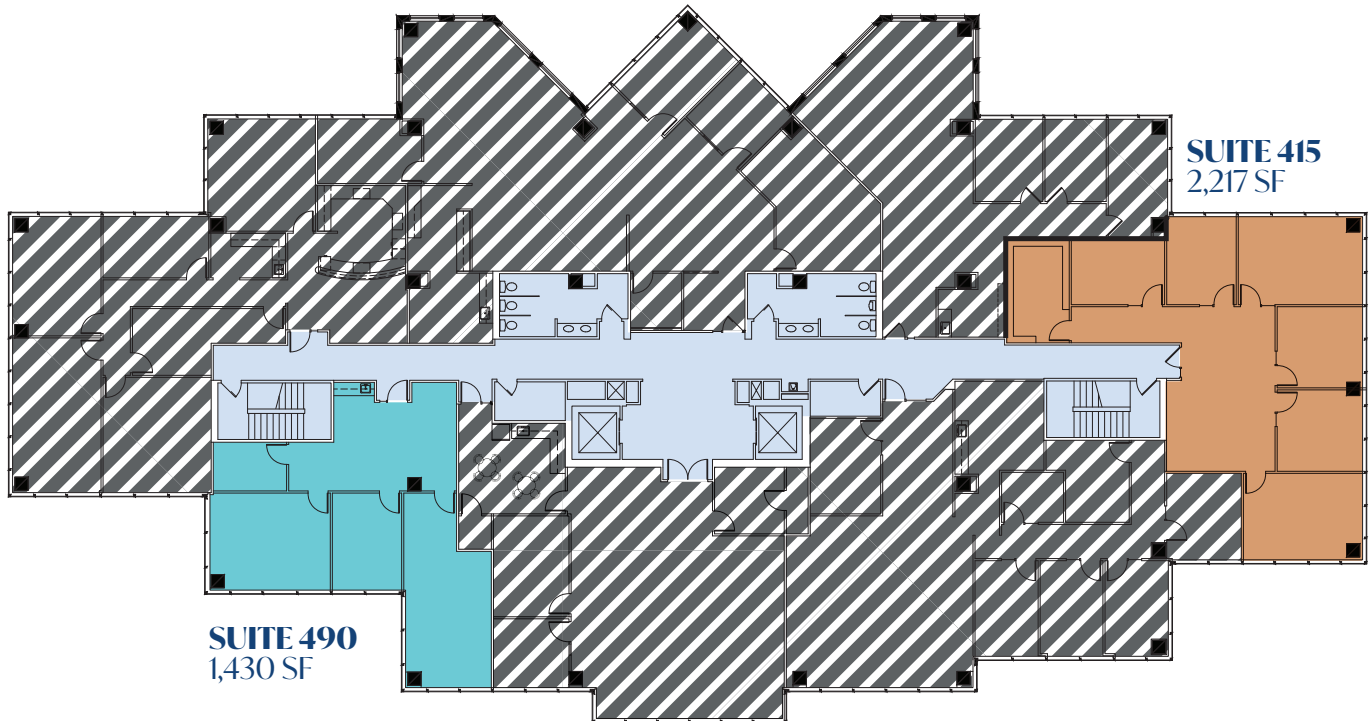
Large open bullpen; reception; 15 private offices, large break room, server room with incredible mountain views.

### Suite 315

Size: 1,722 SF

4 private offices, reception area, IT/Storage, open bullpen.

## Fourth Floor



### Suite 415

**Size:** 2,217 SF

Six private offices, large IT/storage, open bullpen, beautiful mountain and downtown views.

### 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

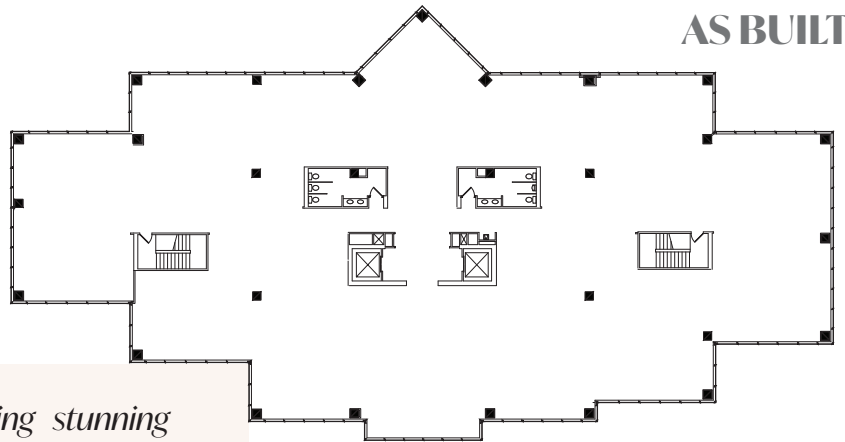
### Suite 500

Size: 14,468 SF

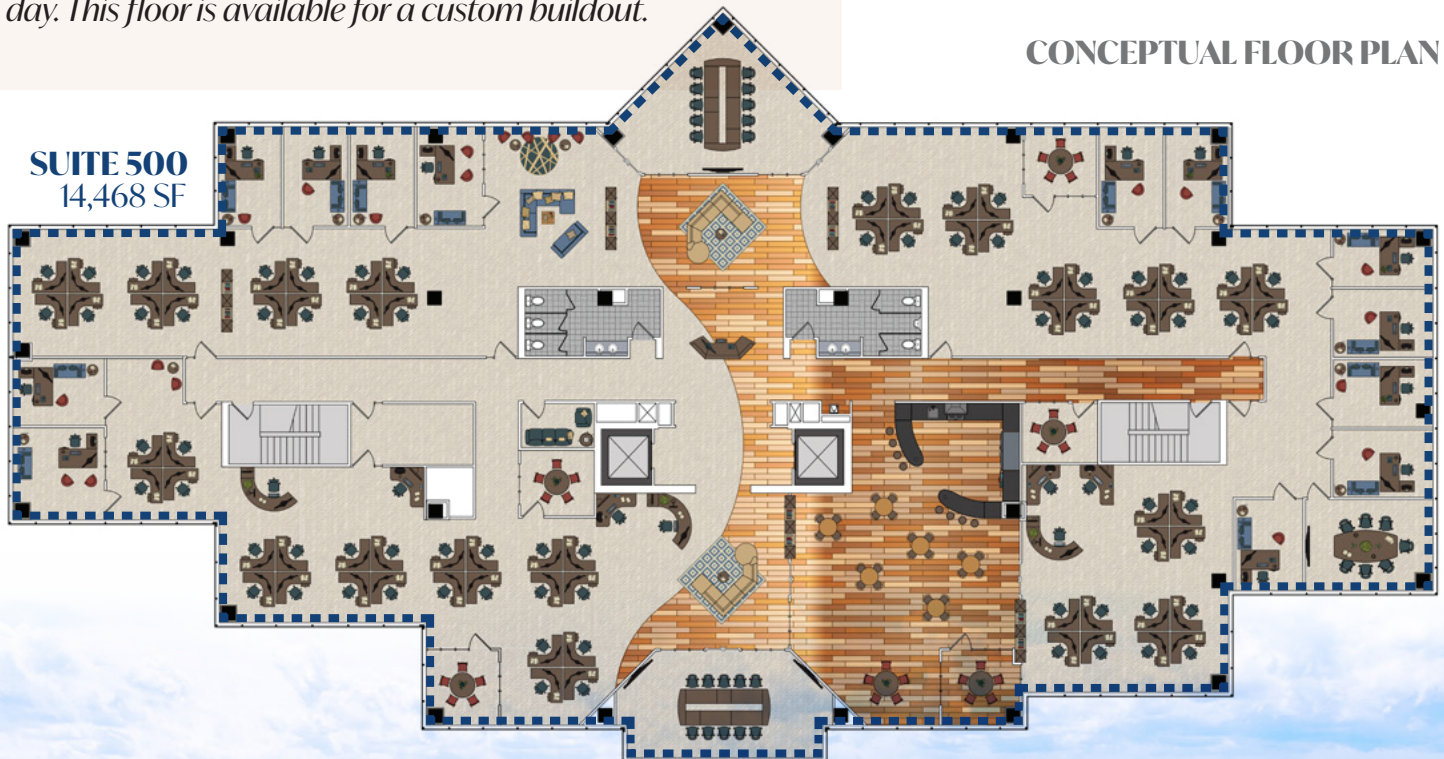
Lease Rate: \$24.00 FSG

*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.*

AS BUILT



CONCEPTUAL FLOOR PLAN



Downtown Denver







HYLAND HILLS

DSW  
DESIGNS SHOE WAREHOUSE

HOBBY LOBBY

BEST BUY

Wendy's

OUTBACK  
STEAKHOUSE

ROSTON  
MARKET

Qdoba  
MEXICAN GRILL

GOLF GALAXY

ULTA  
BEAUTY

BARNES & NOBLE  
BOOKSELLERS

Starbucks

ROSS  
DRESS FOR LESS

buybuyBABY

JOANN  
STORES INC.

Office DEPOT

Walmart

BURGER KING

DUTCH BROS

BIG LOTS!

PAPA JOHN'S

SUBWAY

24 FITNESS

TACO BELL

  
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**Brokerage Disclosure**



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