

FOR LEASE / FOR SALE | RETAIL BUILDING
7221 SHERIDAN BOULEVARD
Westminster, Colorado 80003

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

AVAILABLE FOR LEASE OR OWNER-USER PURCHASE

AVAILABLE



PROPERTY OVERVIEW

BUILDING SIZE	$\pm 4,965$ SF
UNIT & SIZE	Suite 100 $\pm 2,100$ SF
YEAR BUILT	2008
PARKING	4.23 : 1,000 SF 21 Surface
LEASE RATE	Negotiable

For more information, please contact:

JEFF HALLBERG

Principal

C 303.725.6019

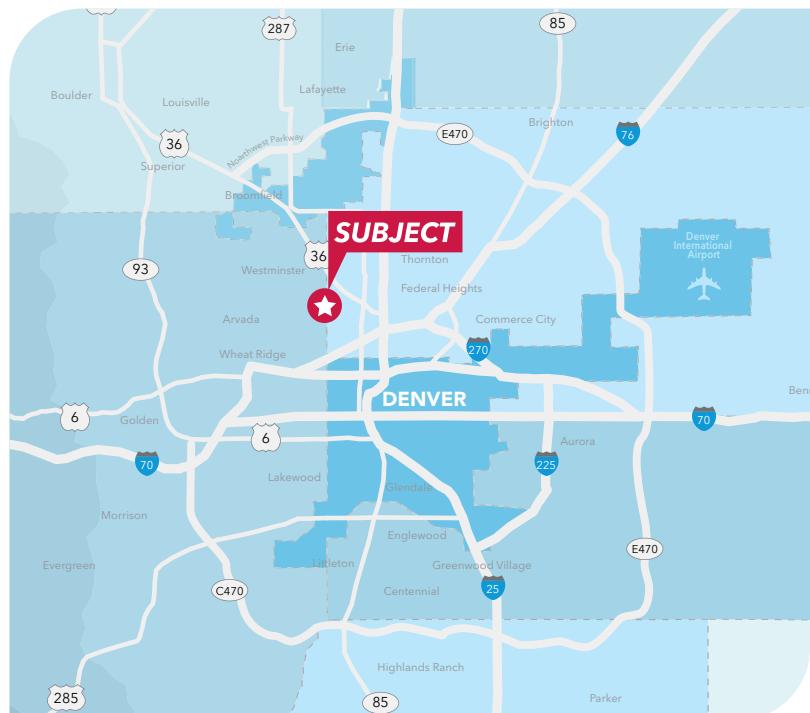
jhallberg@lee-associates.com

JOE DEBARR

Associate

C 770.865.1594

jdebarr@lee-associates.com



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EXTERIOR IMAGES



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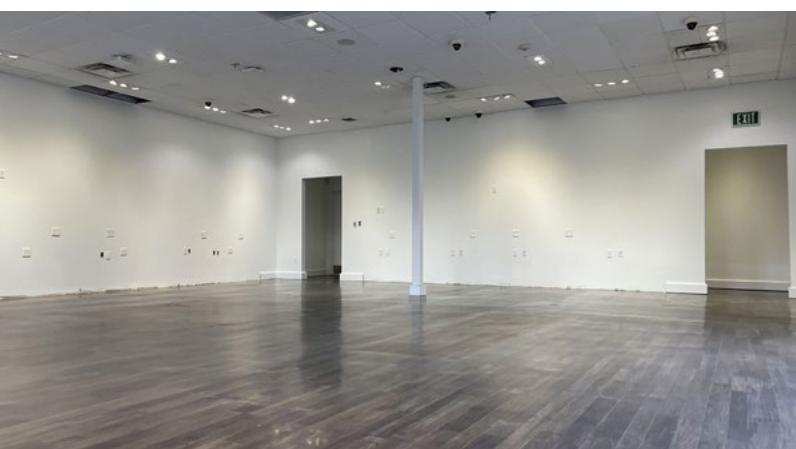
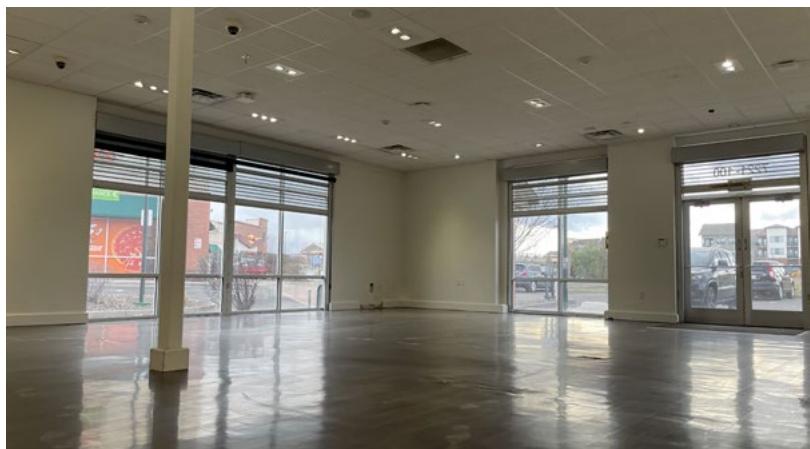
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INTERIOR IMAGES



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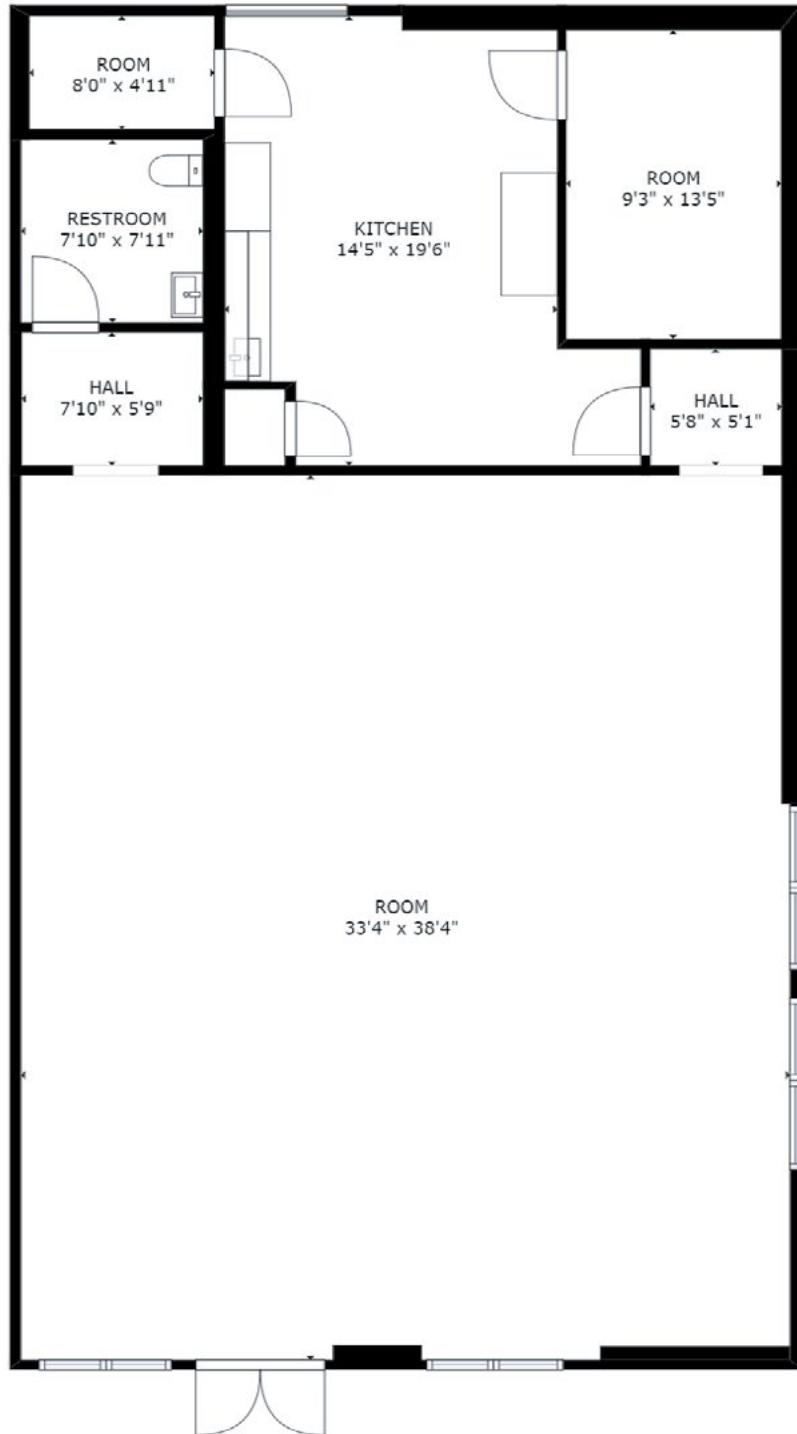
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FLOOR PLAN



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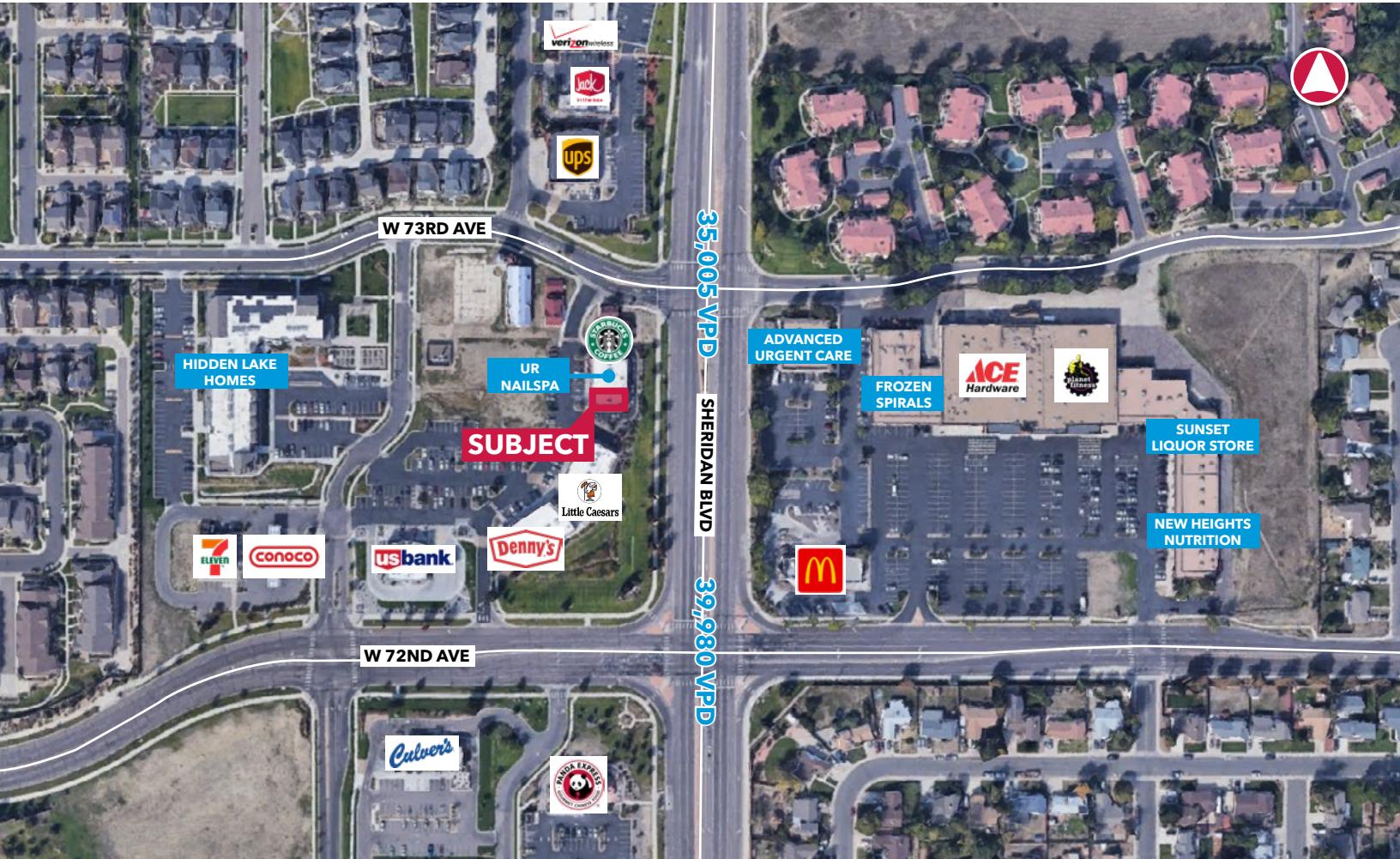
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AERIAL



PROPERTY HIGHLIGHTS

- Multiple-tenant building with Starbucks & UR NailSpa as neighboring tenants
- New Roof and HVAC
- Growing demographics
- New-build homes going up directly to the west
- Street exposure on Sheridan Boulevard seeing 74,000+ vehicles per day
- Available for lease or ideal for owner-user purchase

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