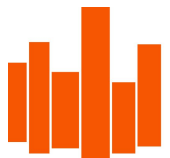


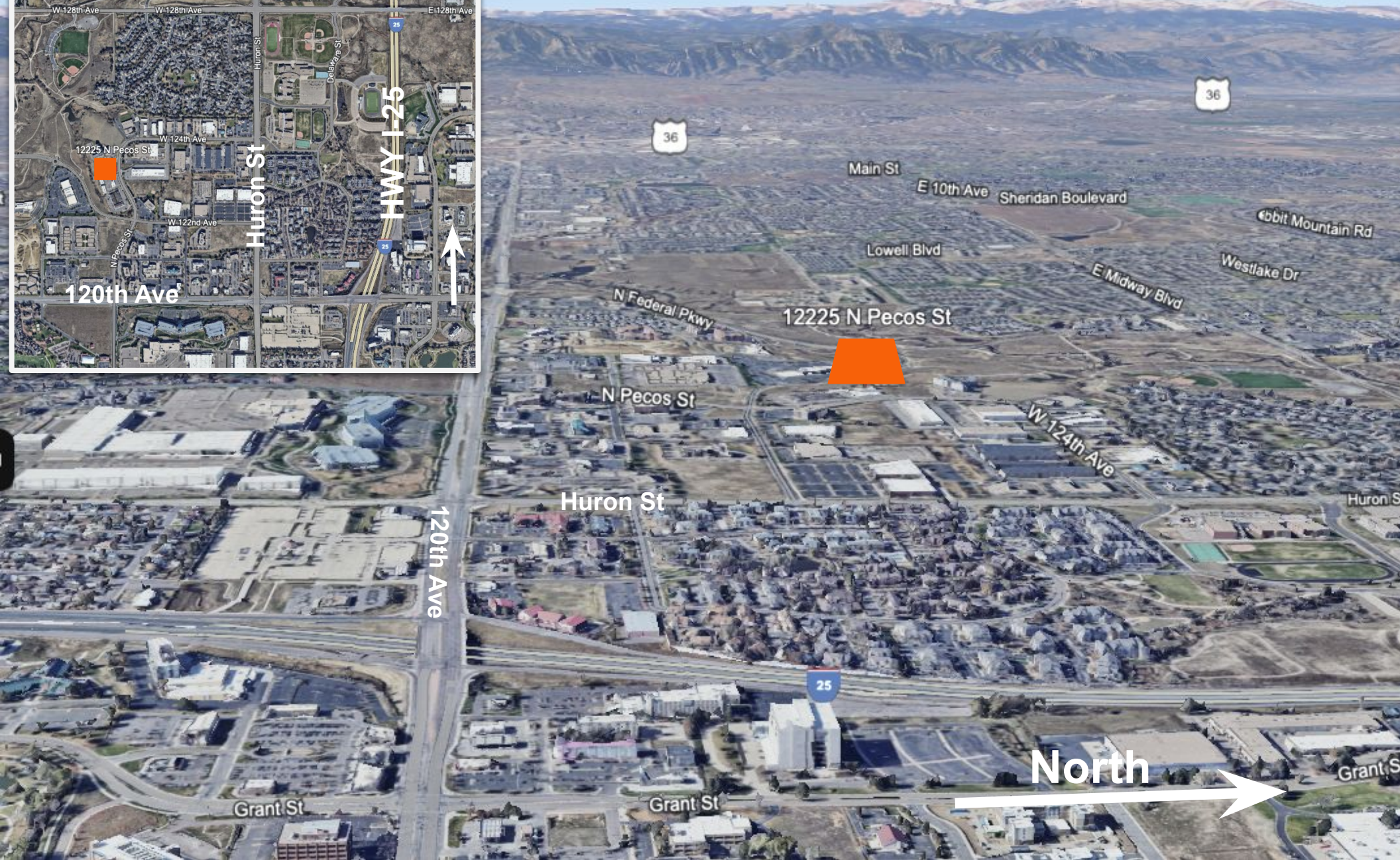
**Taiva Building 1**  
**12225 N Pecos St**  
**Westminster, Colorado**



**OFFERING**



**VISTA COMMERCIAL**  
**ADVISORS INC.**



## OFFERING SUMMARY

Vista Commercial Advisors is pleased to offer for sale 12225 N Pecos St (the “property”), a 5,250 square foot office condo that can be subdivided in to two condo units containing 2,625 square feet each. Located along the North I-25 corridor: a key arterial highway connecting Denver to Fort Collins (to the North) and Colorado Springs (to the South). Nearby amenities include The Ranch (private country club), multiple fitness options including Hyland Hills Fitness Center, over 12 different banks, and too many retail amenities to list.

Taiva is located in North Metro Denver near the interchange of I-25 and 120th Ave approximately 12 miles from the Denver CBD and 30 miles from Denver International Airport. The area has experienced explosive growth as evidenced by all of the new dwelling units approved or being developed within 5 miles of the property. With the recent market shift and trend of relocating companies closer to their employee base, the condos are positioned perfectly to gain in value during your ownership.

## INVESTMENT HIGHLIGHTS

- High barriers to entry in market due to lack of available development-ready land.
- Rarely available flexible sizes available ranging from 2,625 sqft - 5,250 sqft..
- Irreplaceable location in one of the fastest growing areas of the Front Range.
- Ready-to-go and fully built out with a great balance of private offices and open area.
- Quality finishes with the flexibility for an owner to modify the floor plan to meet your specific needs.

## KEY PROPERTY STATISTICS

### Location

Near I-25 and 120th Ave  
1225 N Pecos St| Westminster, Colorado 80234

### Size

+/- 2,625 SF and up to 5,250 SF

### Occupancy

Will be delivered vacant at closing.

### Year Built

2020

### Approximate Employee Capacity

<b>Current Configuration</b>	11 private offices	9 work stations
2 conference rooms	3 restrooms	kitchen

### Office Amenities

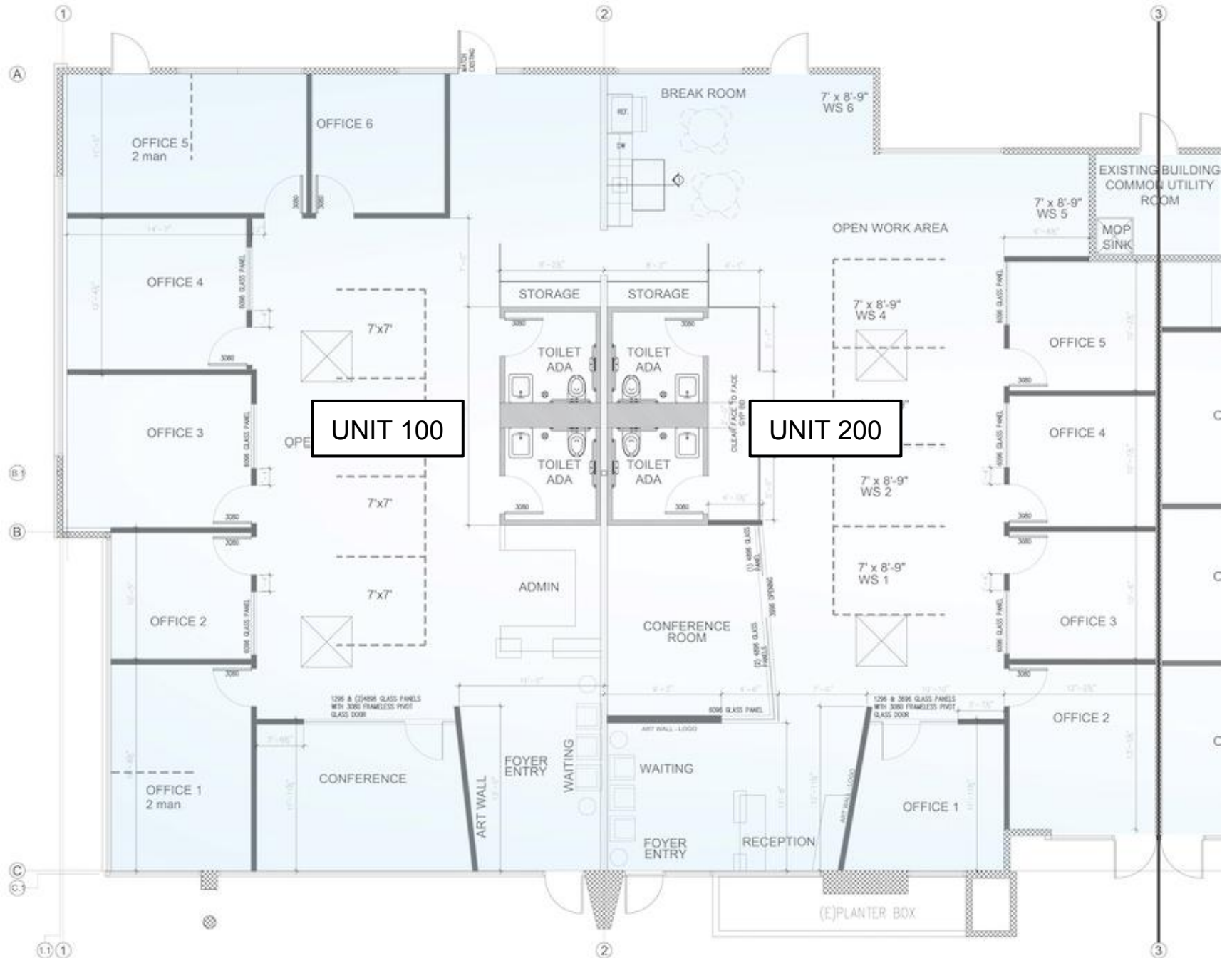
Modern Finishes	Reception Area	Private Bathrooms
Private Offices	High Ceiling	Glass Walls

### Price

\$1,265,000 - \$2,530,000



Unit 100 & Unit 200

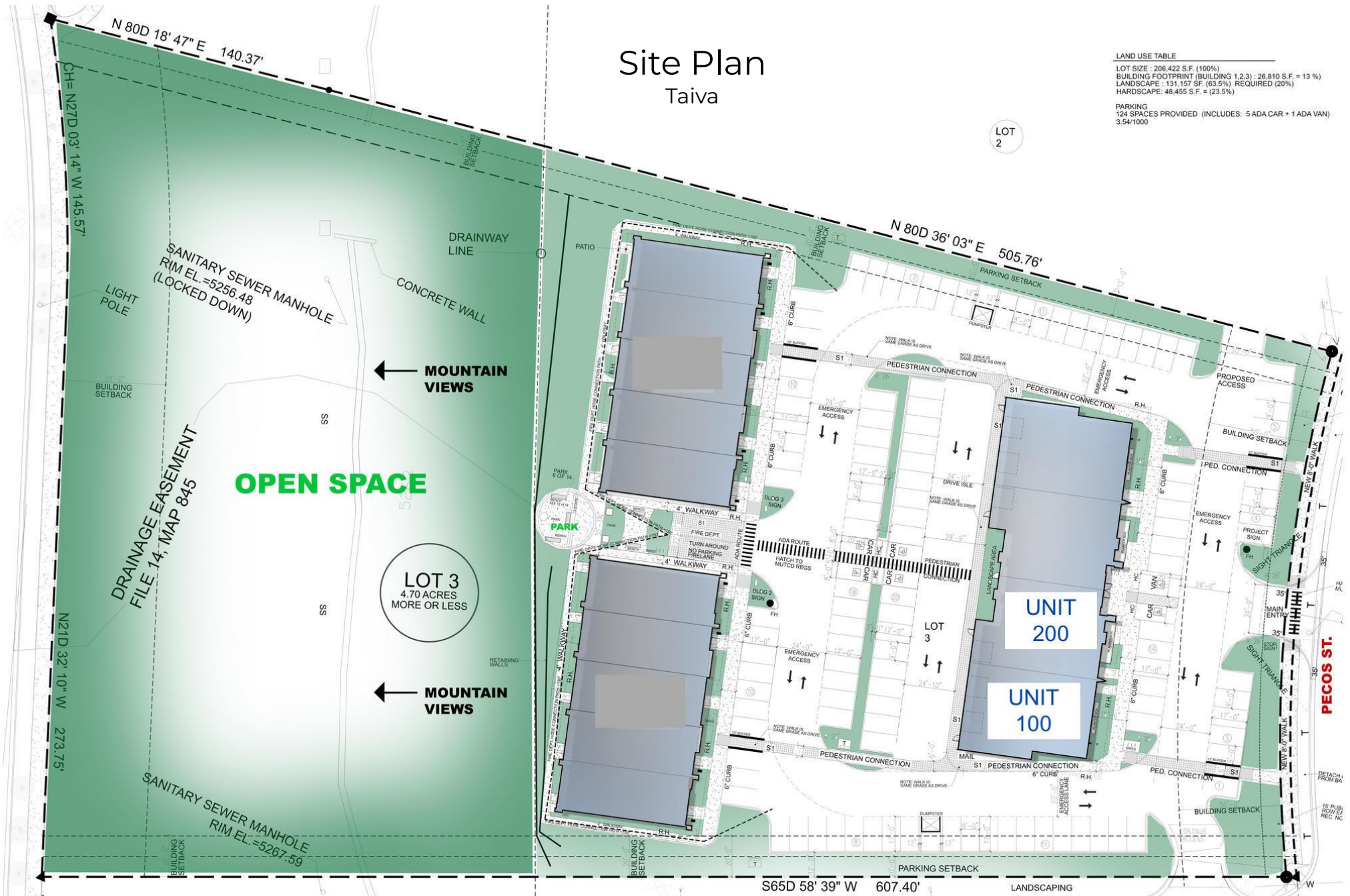


# Site Plan

## Taiva

**LAND USE TABLE**

LOT SIZE:	206,422 S.F. (100%)
BUILDING FOOTPRINT (BUILDING 1,2,3):	28,810 S.F. = 13 %
LANDSCAPE:	131,157 SF. (63.5%) REQUIRED (20%)
HARDSCAPE:	48,455 S.F. = (23.5%)
<b>PARKING</b>	
124 SPACES PROVIDED (INCLUDES: 5 ADA CAR + 1 ADA VAN)	
3.54/1000	



LOT 2

LOT 3  
4.70 ACRES  
MORE OR LESS

UNIT 200

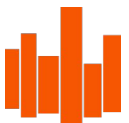
UNIT 100

**SITE PLAN**  
1" = 20'-0"





## UNIT 100 & 200



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