



53,500 RSF available

855 W. 122nd Avenue

Westminster, CO

Potential Life Science Conversion



Overview

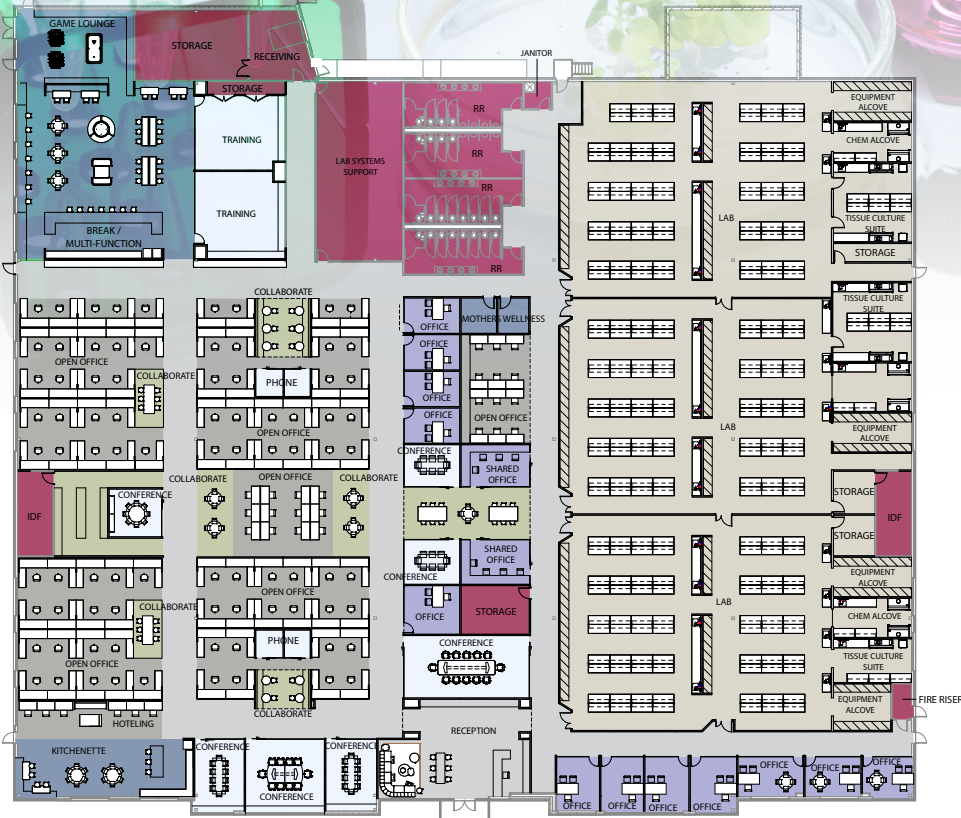
SIZE	53,500 SF
YEAR BUILT	2017
AVAILABILITY	Immediate
PARKING	4.8 per 1,000 RSF

53,500 RSF available

Additional 65,707 RSF available for expansion at 995 W. 122nd. Properties connected via breeze way.

855 W. 122nd Ave.

R&D Wet Lab Hypothetical



- 4,066 SF ■ AMENITY
- 8,295 SF ■ CIRCULATION
- 3,526 SF ■ COLLABORATION (ENCLOSED)
- 2,176 SF ■ COLLABORATION (OPEN)
- 16,894 SF ■ LAB
- 8,503 SF ■ OPEN DESKING
- 8,503 SF ■ PRIVATE OFFICE
- 4,557 SF ■ SUPPORT

Building Specifications:



Existing high power HVAC system



18 ft. clear heights



Abundant power supply



Abundant water supply



Existing generator available



Dock high loading

GMP / Production Hypothetical



- 3,433 SF ■ AMENITY
- 12,640 SF ■ CIRCULATION
- 7,822 SF ■ COLLABORATION (ENCLOSED)
- 4,341 SF ■ COLLABORATION (OPEN)
- 13,504 SF ■ OPEN DESKING
- 3,089 SF ■ OPEN DESKING
- 5,996 SF ■ SUPPORT

As-built



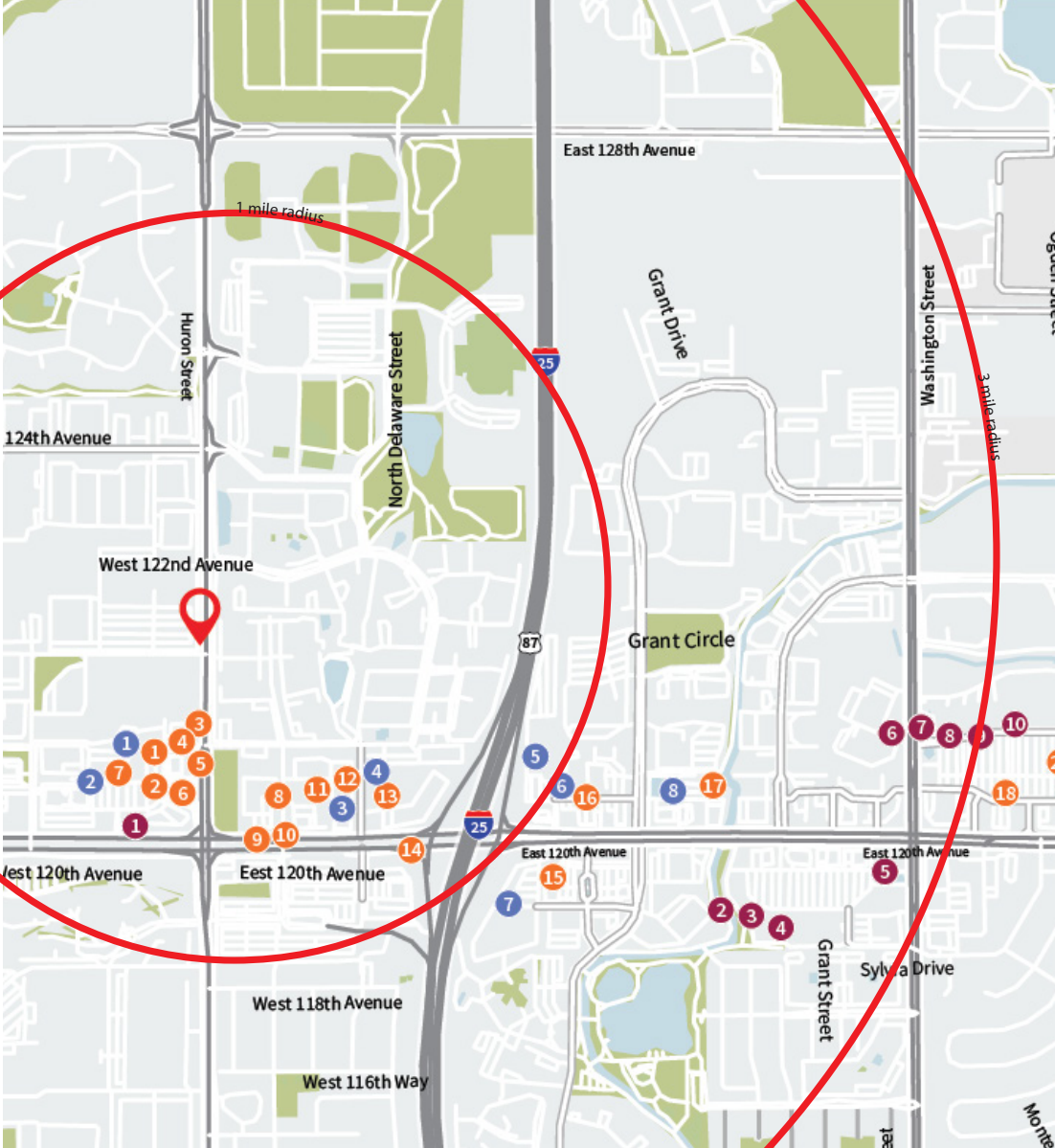
Key:

■ Private Offices: 10

■ Conference Rooms: 6

■ Large Training/Meeting Rooms : 6





Food & Drink

- 1 MAD Greens – Westminster
- 2 Starbucks
- 3 Menchie’s
- 4 Delectable Egg
- 5 Qdoba Mexican Eats
- 6 Chili’s Grill & Bar
- 7 C.B. & Potts
- 8 Perkins Restaurant & Bakery
- 9 Dairy Queen
- 10 Lagunas II Mexican
- 11 Wendy’s
- 12 Sushi North
- 13 Village Inn
- 14 Cracker Barrel
- 15 Panera
- 16 Applebee’s Grill & Bar
- 17 Outback Steakhouse
- 18 Olive Garden Italian
- 19 Chick fil-A
- 20 Cold Stone Creamery

Retail

- 1 FedEx Office Print & Ship Center
- 2 Petco
- 3 Party City
- 4 Safeway
- 5 Walgreens
- 6 Barnes & Noble
- 7 Cost Plus World Market
- 8 Michaels
- 9 Target
- 10 Sprouts Farmers Market

Entertainment

- 1 Extended Stay America
- 2 Cottonwood Suites Westminster
- 3 Fairfield Inn & Suites
- 4 Quality Inn & Suites
- 5 DoubleTree
- 6 Baymont by Wyndam
- 7 Ramada Plaza by Wyndam
- 8 Holiday Inn Express & Suites



Regional Access:

- Ft. Collins** - 50 miles N
- Boulder** - 17 miles NW
- Downtown Denver** - 12 miles S
- Denver Intl. Airport** - 14 miles SE

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