

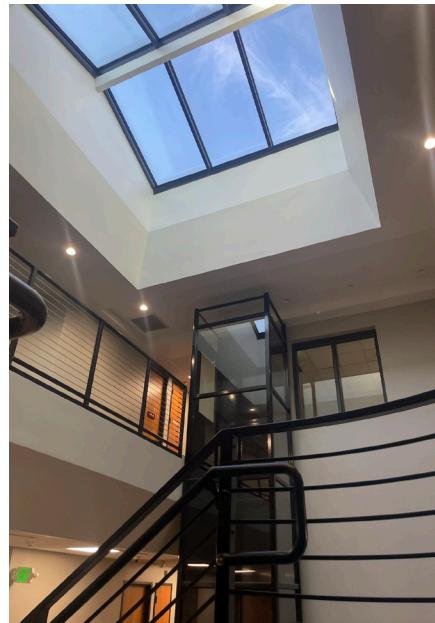
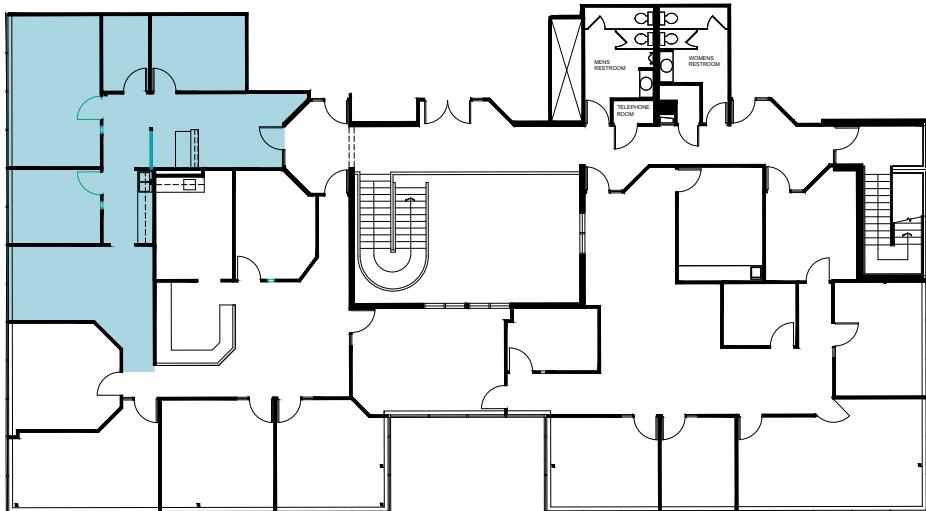


8787 Turnpike

WESTMINSTER, CO

1,557 RSF available





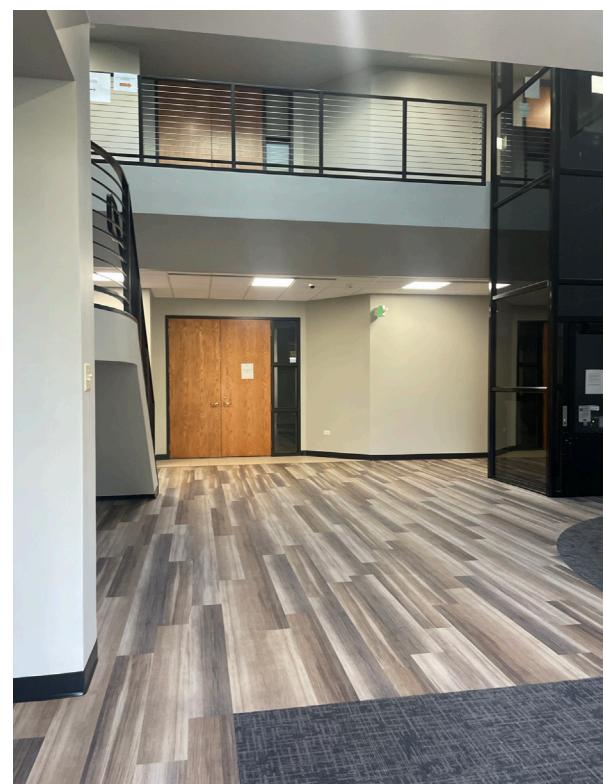
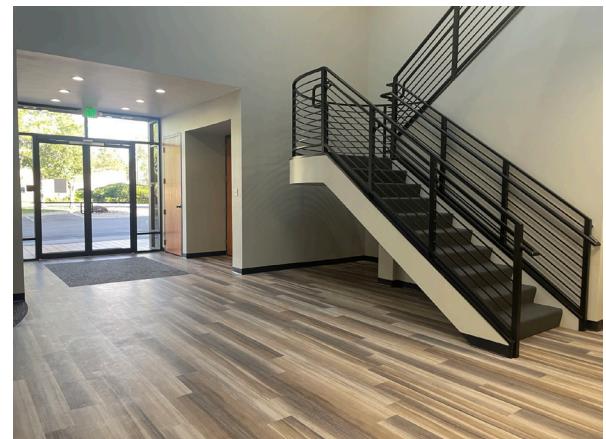
SUITE 270 - 1,557 RSF AVAILABLE

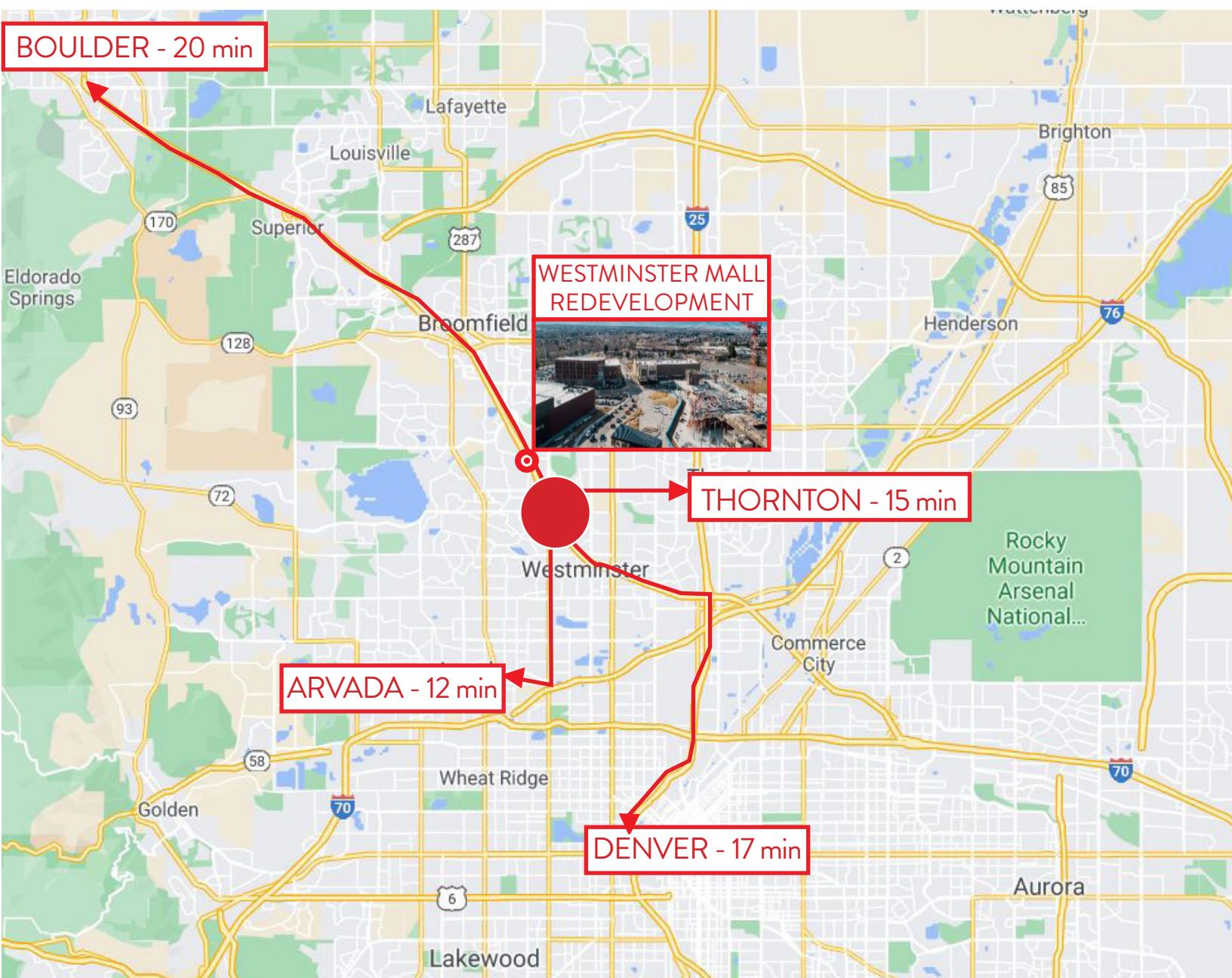
Building & Location *highlights*

- Stand-Alone Building
- Signage Opportunity
- Steps from RTD
- Shopping, Restaurants, and Amenities
- Upgraded LED's and Solar Panels have been added to the property
- US 36 Visibility

PROPERTY DETAILS

Address:	8787 Turnpike Drive Westminster, CO
Property Size:	19,904 SF
Lease Rate:	\$23 - \$24 / SF FSG
Parking:	3.3: 1,000 SF
Notes:	Highway 36 visibility with signage





DRIVE TIMES

DESTINATION	TIME	DESTINATION	TIME
Westminster Mall	2 min	Boulder	20 min
Westminster RTD Station	6 min	Golden	20 min
Arvada	12 min	Aurora	22 min
Thornton	15 min	Denver Tech Center	25 min
Denver	17 min	Denver International Airport (DEN)	25 min



PROMINENT US-36 SIGNAGE OPPORTUNITY

70,000 VEHICLES
PER DAY ON HWY 36



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