

# The Westminster Building

2921 W 120th Ave | Westminster, CO 80234



2,533 SF

2nd Floor Office Space

\$13.00/SF

Base Rent

\$17.00/SF

NNN

\$6,332

Monthly Rent

13.2%

Load Factor

## ABOUT THE PROPERTY

- Second floor Class A office space with two west-facing, private balconies
- Join Land Title Guarantee Company and Jepsen Murphy & Assoc. Dentistry and Compass Real Estate
- Under 2 miles to I-25 and 120th and under 5 miles to US-36 and 120th

## TRAFFIC COUNTS

Federal Blvd: North of 120th Ave	11,676 VPD
120th Ave: East of Federal Blvd	40,999 VPD
120th Ave: West of Federal Blvd	46,896 VPD
Year: 2025   Source: DRCOG	

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,696	123,450	301,027
Total Households	4,899	110,215	268,007
Avg. Household Income	\$156,304	\$130,566	\$120,329
Daytime Population	10,032	46,434	113,263
Year: 2025   Source: Esri			

## CONTACT

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## SUITE 220

- 2,533 SF of second floor office space
- Two private balconies with breathtaking views (see photo on next page)
- Five private offices on glass, one conference room/executive office, one breakroom and one open work area
- West-facing offices and balconies
- Second floor accessible by elevator and stairs
- **Available immediately**

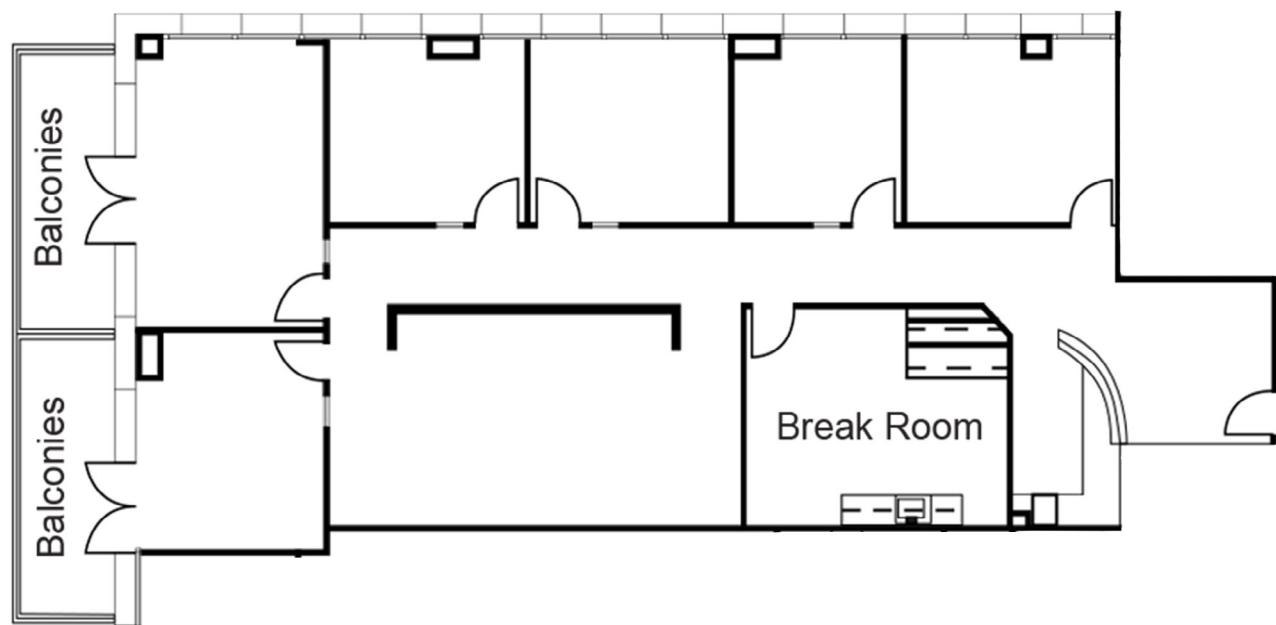
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**SUITE 220 PHOTOS**

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**SRS**

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