

Northwest Park

CENTER



2 BUILDING CAMPUS
FOR LEASE

855-995 W 122ND ST, WESTMINSTER, CO
FLEX R&D / MANUFACTURING



BUILDING TOTAL : 119,425 SF | 855: 65,707 RSF | 995: 54,425 RSF
BLDG. 1 BLDG. 2

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BUILDING SPECS

Parking Ratio
4.8/1000 RSF -
building expandable

Bldg 1 Power
2000 AMPS

Bldg 2 Power
1600 AMPS

Quick Proximity
to I-25 & RTD park & ride

Demisable
Up to 25,000 SF

Building Class
Class A

Zoning
Flex / R&D
Manufacturing

Ceiling Height
18'-20' Clear

Build Date
2017-2021

Layout
100% Finish, Demo to
MFG /Warehouse possible

Amenity
Rich Neighborhood

Back Up Power
2 Full Bldg. Generators
| UPS Exists



LOADING DOCK



Potential
Outdoor Storage

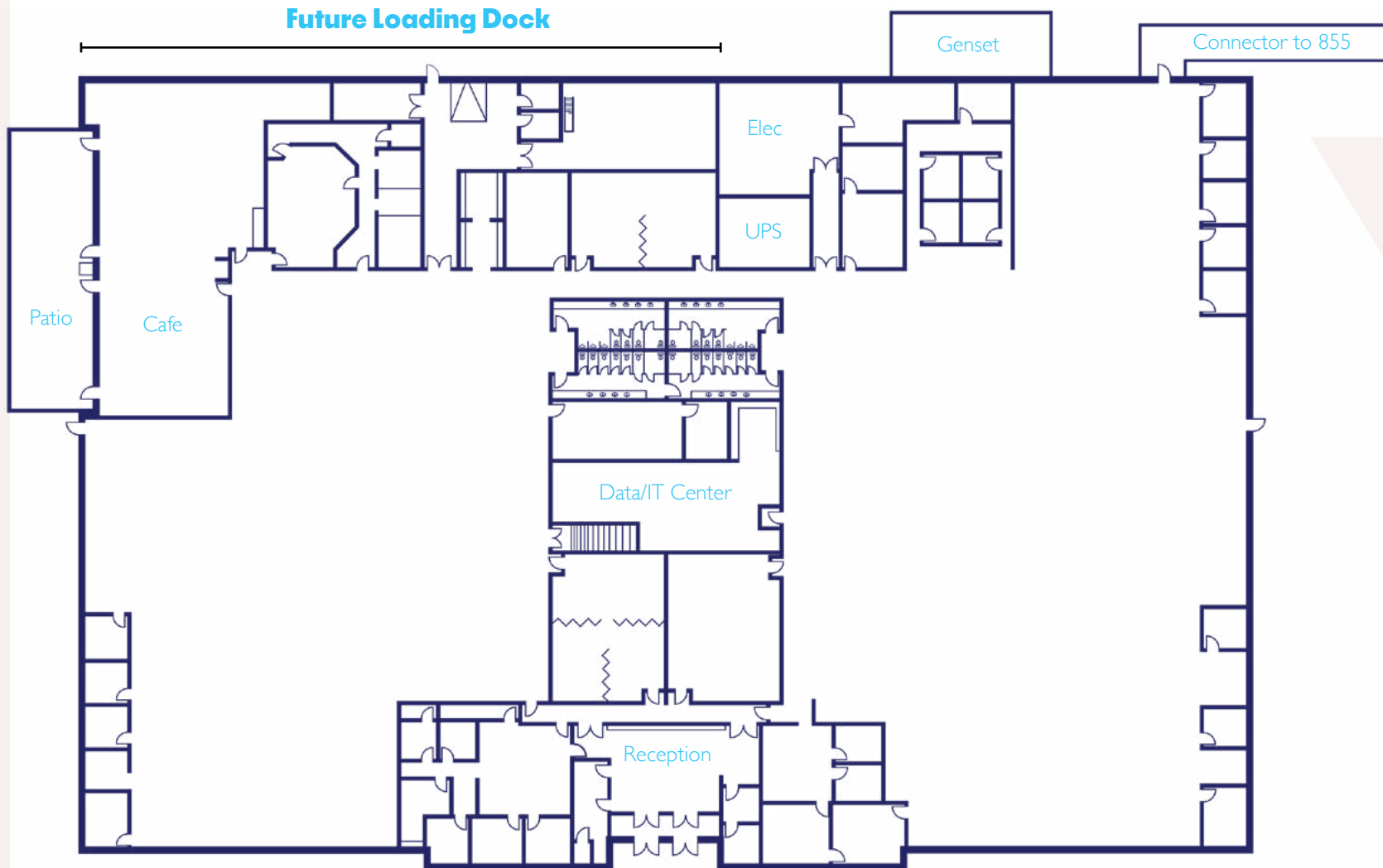
995

855

Parking Ratio:
4.8/1,000 SF

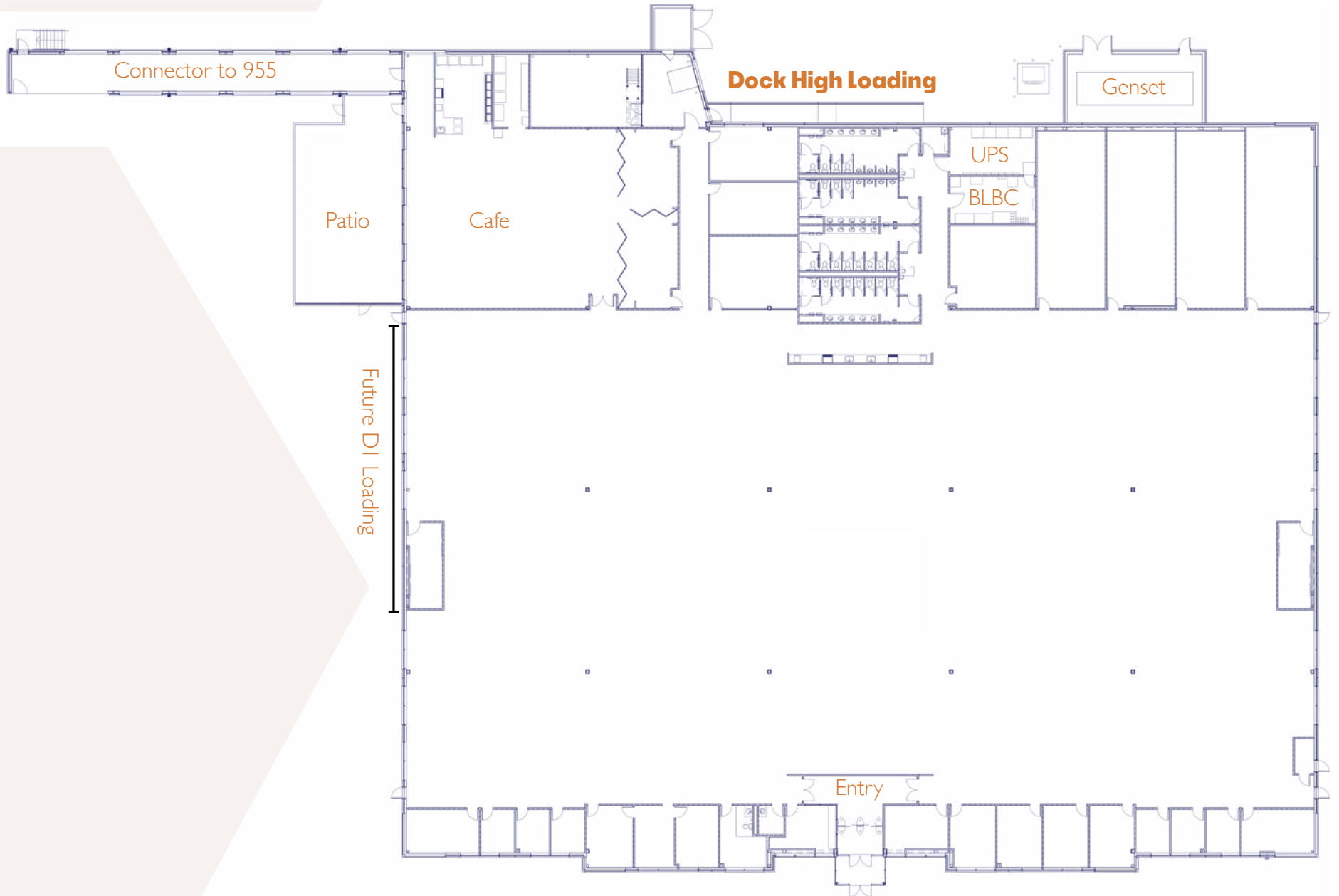
54,425 RSF | AS-BUILT PLAN

955 W 122ND ST, WESTMINSTER, CO



65,707 RSF | AS-BUILT PLAN

855 W 122ND ST, WESTMINSTER, CO



DRIVE TIMES



Boulder
40 Min Drive

Interlocken
10 Min Drive

Northwest Park
CENTER

Denver Int Airport
24 Min Drive

Denver
20 Min Drive

NEARBY AMENITIES

BROOMFIELD PLAZA

7 Min Drive

Walmart Super Center
Home Depot
Chase Bank
Starbucks
Raising Cane's
Noodles and Company
King Scoopers
Domino's Pizza
Goodwill
Dollar Tree
Sherwin Williams
Ziggie's Coffee

VILLAGE AT PARK CENTRE

1 Min Drive

Bellco Credit Union
Circle K
US Bank
Chili's Grill & Bar
Hooters
Tokyo Joe's
Perdilla Mexican Kitchen
Wendy's
Comfort Suites
FedEx
SouthStake Bank
Extended Stay America

WEBSTER LAKE PROMENADE

5 Min Drive

Starbucks
Jamba Juice
Longhorn Steakhouse
Applebee's
Panera Bread
Bad Daddy's Burger Bar
Parry's Pizza and Taphouse
First Watch
Delta Hotels
Days Inn
Baymont by Wyndham
Double Tree by Hilton

THORNCREEK CROSSING

8 Min Drive

Target
World Market
Sprouts
Michaels
Barns and Noble
Dollar Tree
Wells Fargo
BMO Bank
Panda Express
Krispy Kreme
Cold Stone
Olive Garden
Chick fill-A
Chipotle
Einstein Bagels

BROOMFIELD
PLAZA

VILLAGE
AT PARK
CENTRE

Northwest Park
CENTER



WEBSTER LAKE
PROMENADE

W 120th Ave

THORNCREEK
CROSSING

Northwest Park

CENTER



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BLDG. 1

BLDG. 2



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LOCATION:

Located in Westminister Colorado is a full service city strategically between Denver and Boulder.



ECOSYSTEM:

Excellent access to transportation and higher education, well education work force, entertainment, and recreation.



ACCESS:

Location offers direct access to US 36, Interstate 25, Interstate 76 and access to Northwest Parkway, E-470, and Interstate 70.



DEMOGRAPHICS:

Strong surrounding demographic profile, proximity to a wide array of amenities, and attractive access to labor; all in a growth corridor of Denver.



NEIGHBORS:

Denver's North Submarket includes a strong corporate tenant base including including a number of technology oriented companies including Google, Digital Globe, Avaya, Polucon, and GeoEye.



LEASING:

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