

FOR SALE OR LEASE



Sheridan Park 1

8774 YATES DRIVE
WESTMINSTER, CO

Space Available

2nd Floor - 13,299 SF (divisible)

Suite 305 - 1,135 SF

Suite 340 - 1,708 SF

Lease Rate

\$19.50/SF MG

Term

1- 5 years

Sale Price

\$4,200,000 (\$114.08 SF)

Office Space For Sale or Lease

Property Highlights

- Located 20 minutes to downtown Boulder or downtown Denver
- Prime Westminster location with easy access from Highway 36
- Close proximity to hotels and restaurants and service related retail
- Strong owner/user opportunity with in-place income

For information, please contact:

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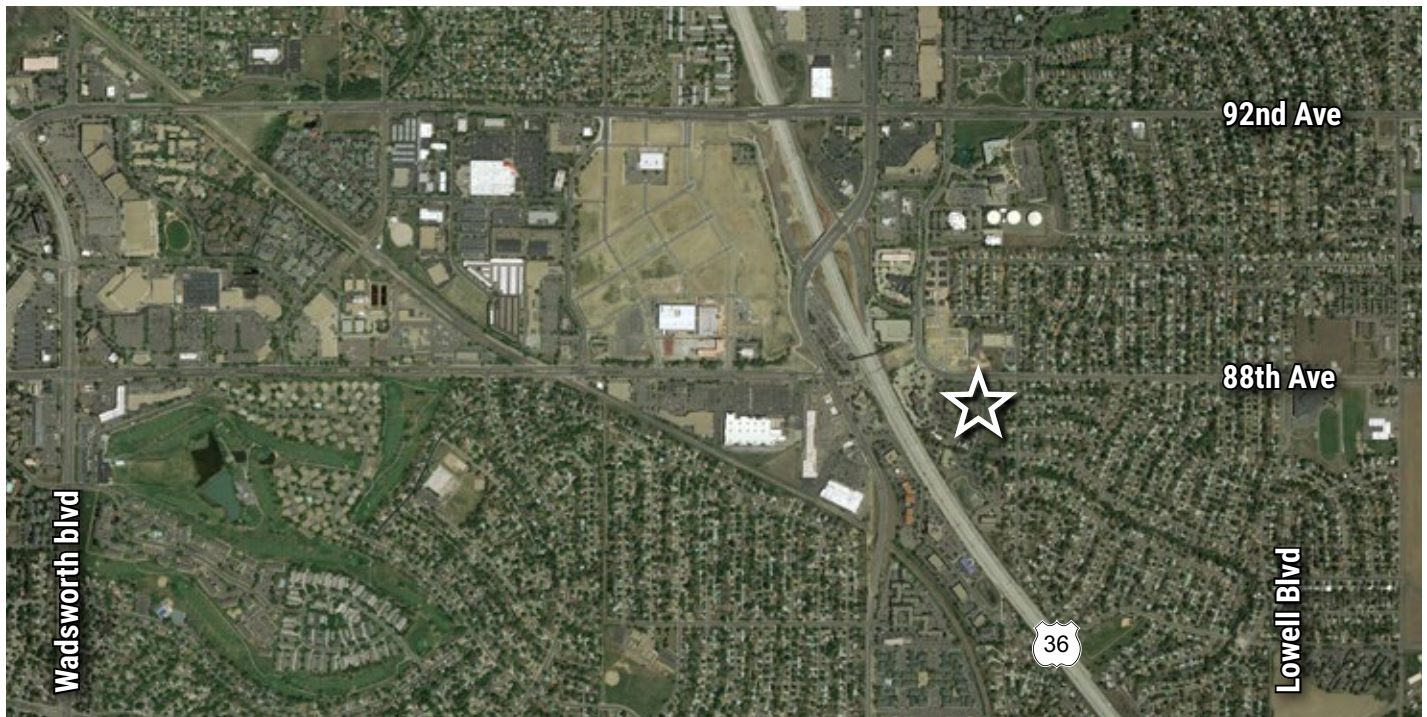
SHERIDAN PARK 1 / 8774 YATES DRIVE

Spaces Available

Second Floor	13,299 SF (divisible)
Suite 305	1,135 SF
Suite 340	1,708 SF

Details

Lease Rate:	\$19.50/SF MG
Sale Price:	\$4,200,000 (\$114.08 SF)
Building Size:	37,765 SF
Elevators:	Yes
Terms:	1 - 5 Years



CONTACT

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