

EQUITY
Commercial Real Estate Group

SUBURBAN OFFICE FOR SALE

8771 Wolff Ct., Building 14
Westminster, CO 80031

11,720 SF • \$1,375,000



**For businesses wanting
unique architecture,
a great location,
and income,
8771 Wolff Court
is difficult to beat.**



8771 Wolff Court offers a distinctive commercial environment with architectural features uncommon in suburban office product. The building showcases high ceilings, exposed wood beams, and an open structural design that provides a strong visual identity and a functional workspace.

The interior configuration supports a variety of commercial uses — creative firms, engineering groups, design studios, technology teams, professional services, and other owner-users seeking workspace with character and efficiency. The combination of open areas, private offices, and flexible floor plates allows companies to configure the space to suit collaborative or heads-down work styles.

Located in a quiet professional area with convenient access to US-36, the building offers surface parking, efficient suite sizes, and a clearly differentiated look and feel compared to standard suburban office buildings.



BUILDING INFORMATION

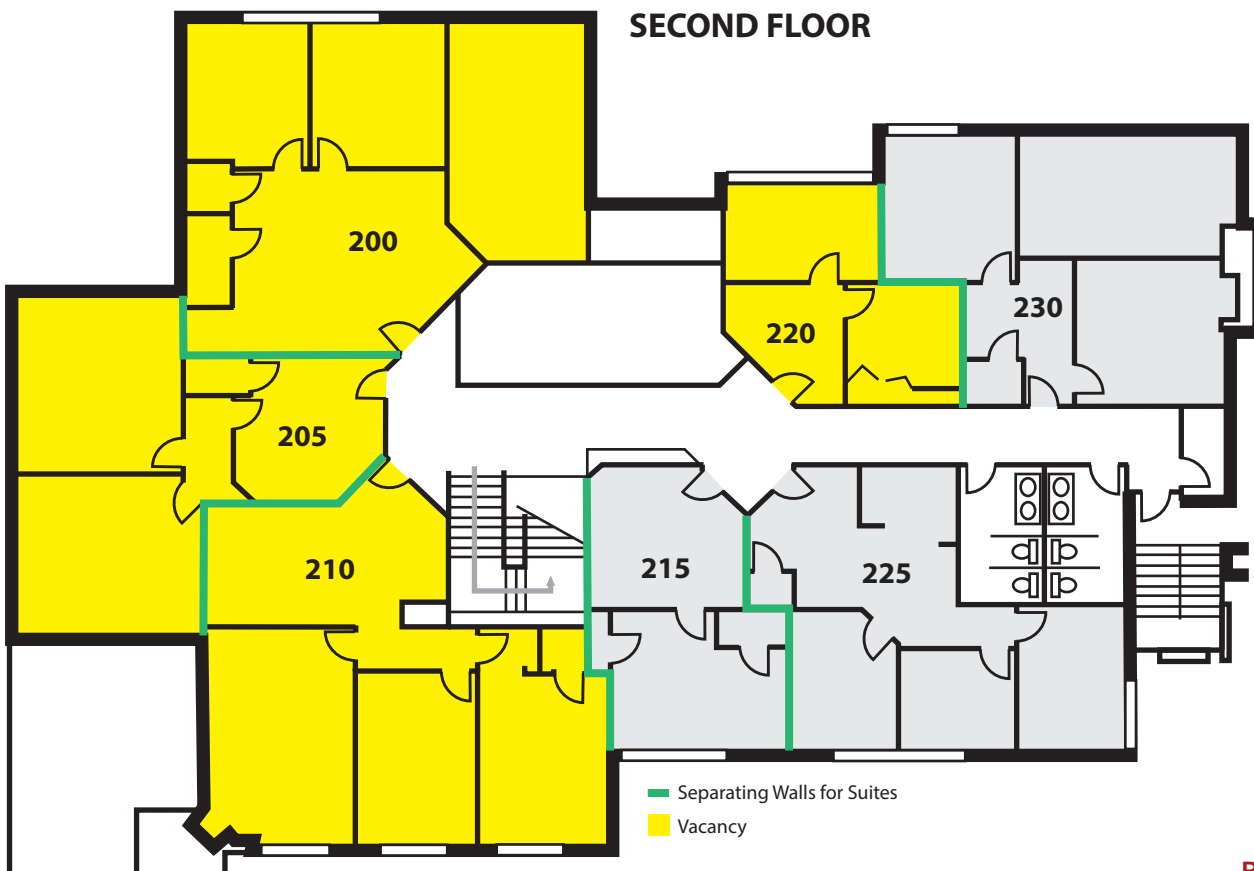
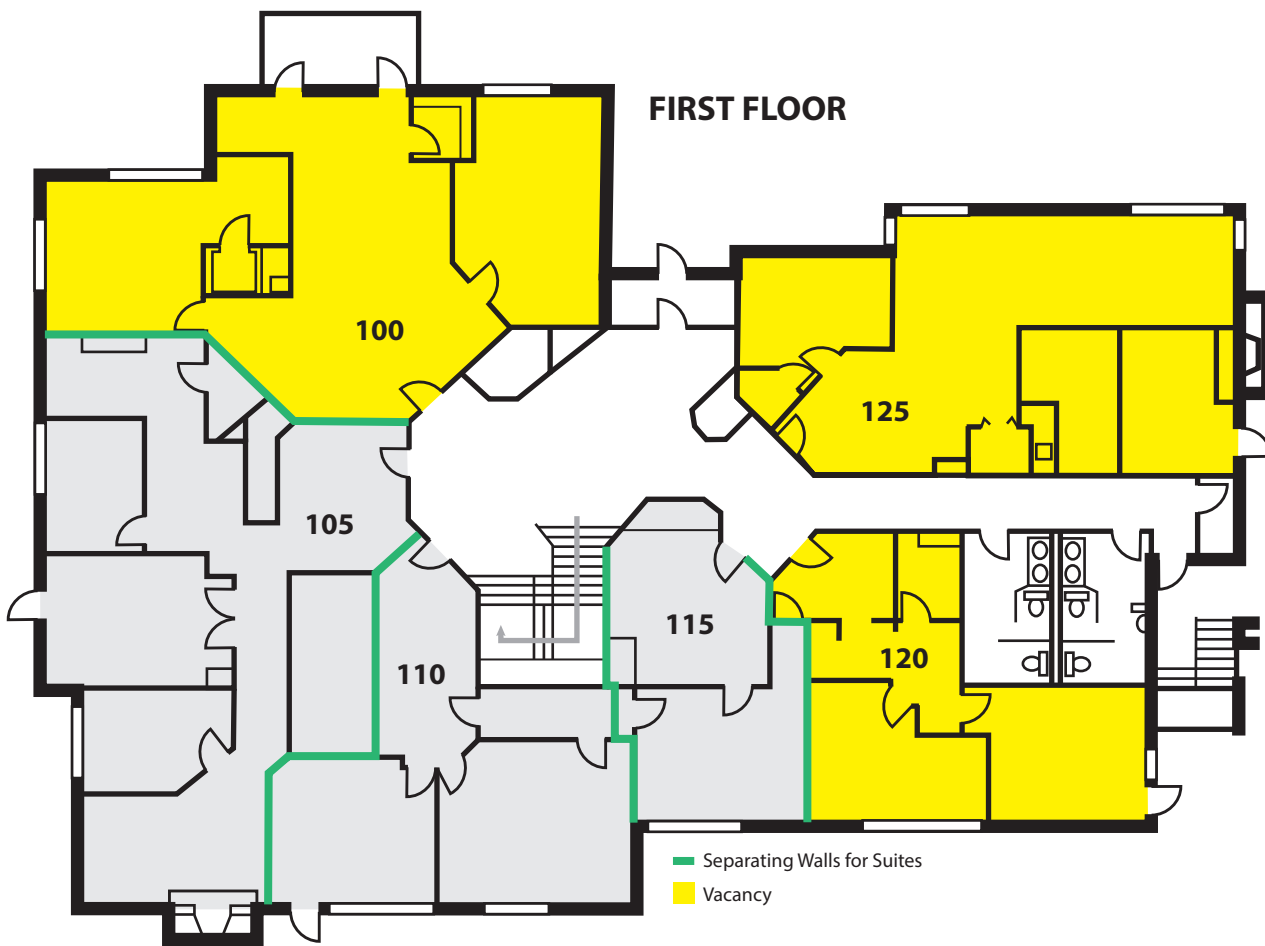
Building: 11,720 SF
Lot Size: 25,467 SF
Year Built: 1983

Zoning: PUD
2024 Taxes: \$29,770

CONTACT

BILL COLANGELO
910 16th Street, Suite 620
Denver, Colorado, 80202
303 587 1031

bill@equitycommercialrealestategroup.com



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