

THE WESTMINSTER BUILDING

2921 W. 120th Avenue, Westminster, CO 80234

2,533 SF AVAILABLE



FOR LEASE

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PROPERTY HIGHLIGHTS

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

Year: 2025 / Source: DRCOG

Federal Boulevard: North of 120th Avenue	11,676 VPD
120th Avenue: East of Federal Boulevard	40,999 VPD
120th Avenue: West of Federal Boulevard	46,896 VPD

DEMOGRAPHICS

Year: 2025 / Source: Esri

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

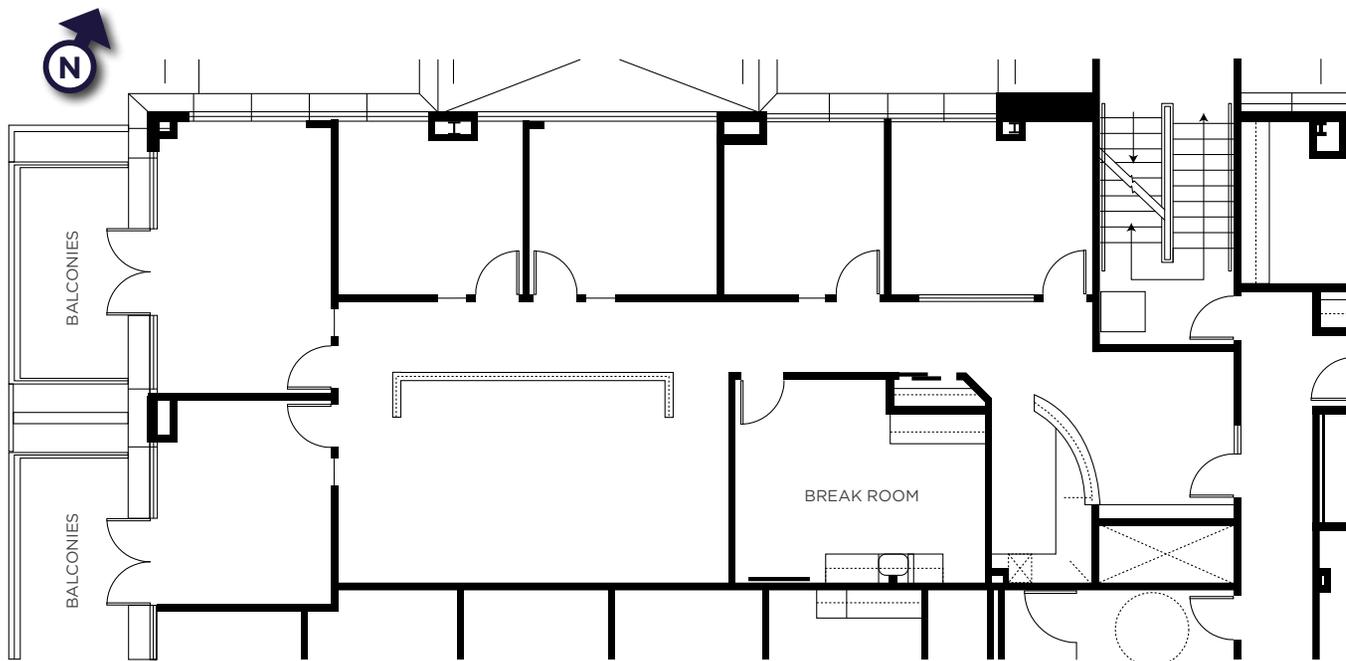


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SUITE 220

- 2,533 SF of second floor office space
- Two private balconies with breathtaking views
- 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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AERIAL MAP



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DEMOGRAPHIC HIGHLIGHTS

Source: Esri

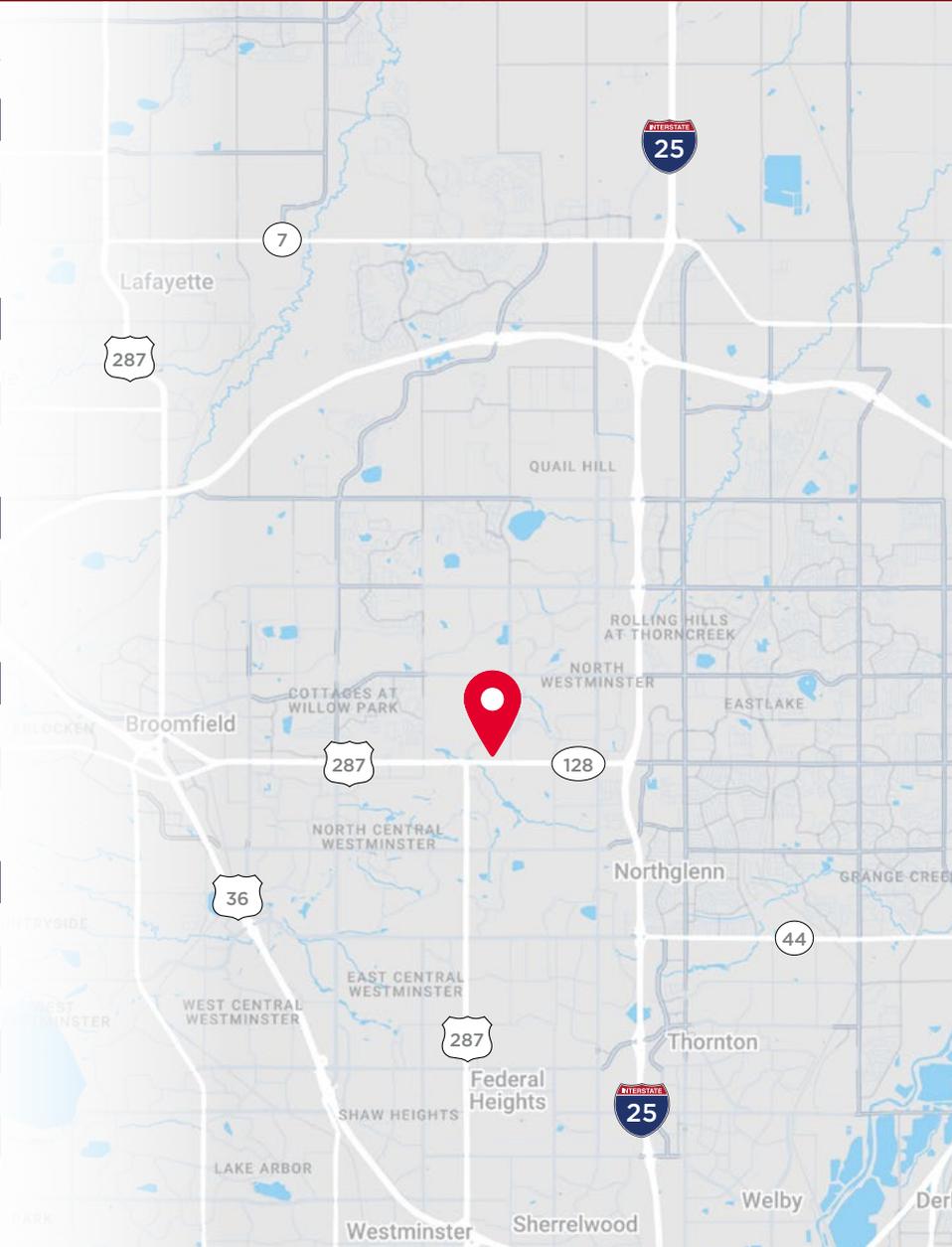
Population	1 Mile	3 Miles	5 Miles
2025 Est. Population	11,696	121,771	299,795
2030 Projected Population	11,841	124,060	305,532
Projected Annual Growth 2025 to 2030	0.25%	0.37%	0.38%

Daytime Population	1 Mile	3 Miles	5 Miles
2025 Daytime Population	10,032	111,080	269,446
Workers	4,720	56,206	133,354
Residents	5,312	54,874	136,092

Income	1 Mile	3 Miles	5 Miles
2025 Est. Average Household Income	\$156,304	\$137,938	\$128,624
2030 Est. Median Household Income	\$128,395	\$107,539	\$100,954

Households & Growth	1 Mile	3 Miles	5 Miles
2025 Est. Households	4,899	46,588	114,983
2030 Projected Households	5,006	47,916	118,530
Projected Annual Growth 2025 to 2030	0.43%	0.56%	0.61%

Race & Ethnicity	1 Mile	3 Miles	5 Miles
2025 Est. White	72%	67%	63%
2025 Est. Black or African American	1%	2%	2%
2025 Est. Asian or Pacific Islander	6%	7%	6%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	19%	23%	28%
2025 Est. Hispanic	19%	26%	32%



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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.