



METRO TECH BUSINESS CENTRE

12001-12071 Tejon Street
Westminster, CO 80234

Excellent visibility
along 120th Avenue

Strong mixed-use
tenancy within center

Convenient access
to 120th Ave. (Hwy 128), I-25 &
Federal Blvd. (Hwy 287)

FLEX/OFFICE SPACE FOR LEASE | 1,695 - 7,120 SF

PROPERTY HIGHLIGHTS

ASKING RATE:
\$14-\$20/SF NNN



RENOVATED
2018



PARKING
254 SPACES



ZONING
PUD



TRAFFIC COUNTS
WEST 120TH AVE @
TEJON STREET (EAST-BOUND)
46,262 VPD (2018, MPSI)



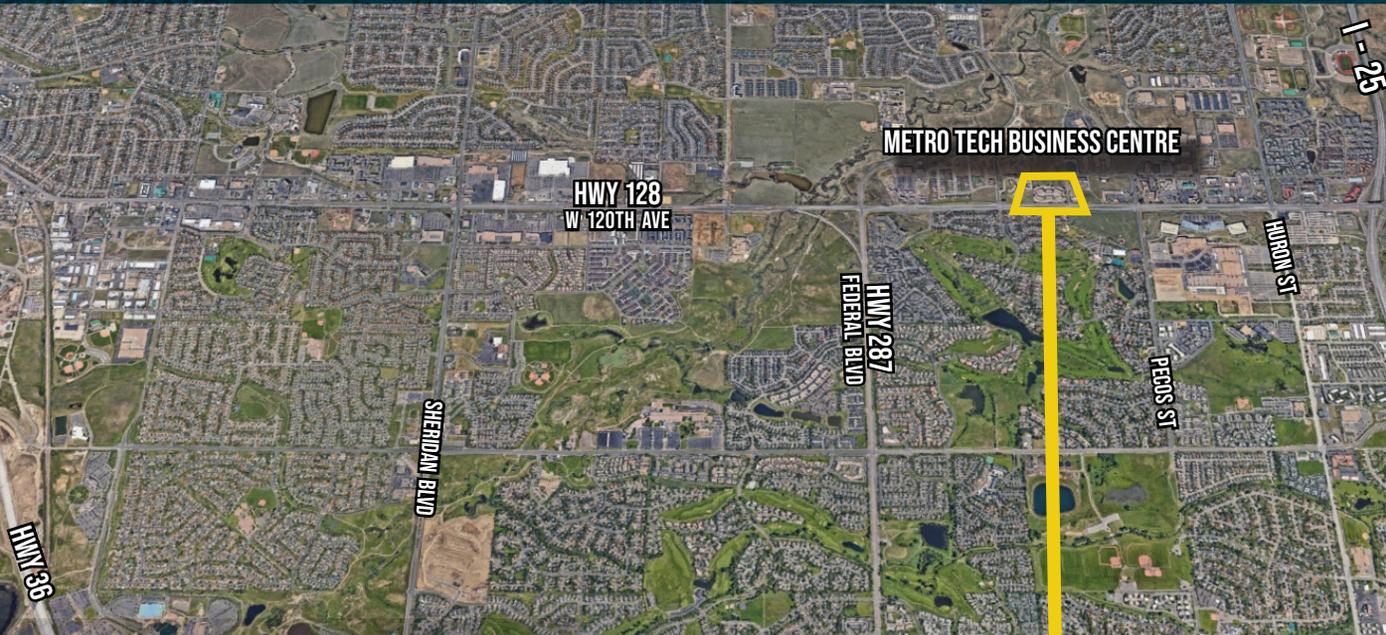
MATRIX
GROUP, INC.

1805 S. Bellaire St., #400
Denver, CO 80222
303-333-7500
www.matrixgroupinc.com

LAUREN QUIRAM
DIRECTOR OF LEASING
lquiram@matrixgroupinc.com
303-300-5271

The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references are approximate. Terms of lease are subject to change or withdrawal without notice. Lessee is encouraged to verify all information and absorbs all risk due to inaccuracies.

METRO TECH BUSINESS CENTRE

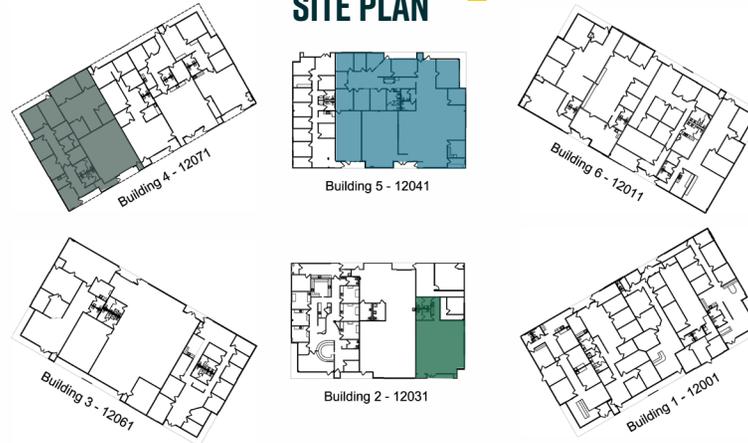


AVAILABLE UNITS

031-300	Vacant - 1,695 SF - \$20/SF NNN Open layout w/ restrooms and kitchenette.
071-470	Vacant - 4,802 SF - \$14.50/SF NNN 9+ offices, warehouse w/ overhead door, reception, kitchenette, restrooms, more.
041-510	Vacant - 3,601 SF - \$15/SF NNN Two restrooms, future kitchenette, warehouse storage, drive-in door
041-530	Vacant - 3,519 SF - \$15/SF NNN Two restrooms, future kitchenette, various private offices, warehouse storage in back
041-510/530	Vacant - 7,120 SF - \$14/SF NNN Combine side-by-side units 510 & 530!

**ASKING RATE:
\$14-\$20/SF NNN**

SITE PLAN



LAUREN QUIRAM
DIRECTOR OF LEASING
lquiram@matrixgroupinc.com
303-300-5271

1805 S. Bellaire St., #400
Denver, CO 80222
303-333-7500
www.matrixgroupinc.com

