



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
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METRO TECH BUSINESS CENTRE

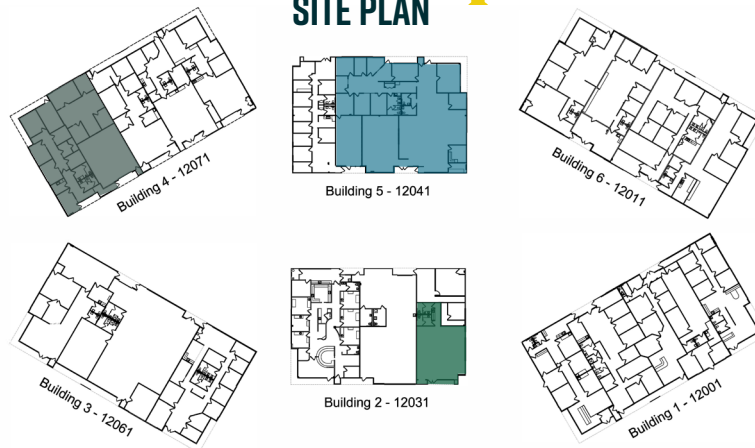


AVAILABLE UNITS

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

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SITE PLAN



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