



METRO TECH BUSINESS CENTRE

12011-12071 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 - 3,088 SF

ASKING RATE:
\$16-\$20/SF NNN

PROPERTY HIGHLIGHTS



**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
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LAUREN QUIRAM
DIRECTOR OF LEASING
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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

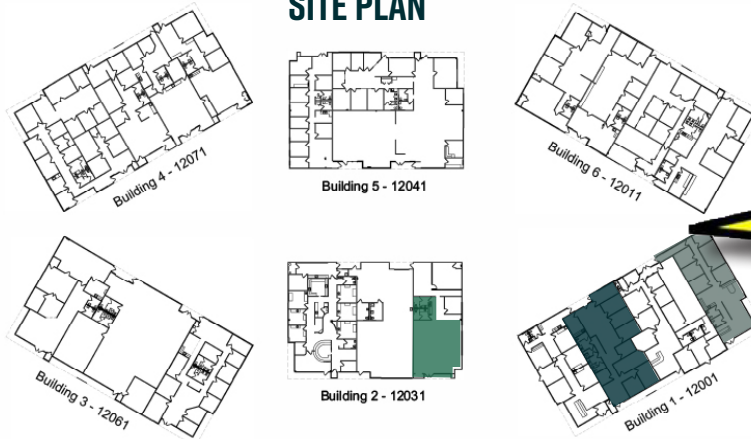


AVAILABLE UNITS

001-128	Vacant - 3,088 SF Several offices and storage, restrooms, and a kitchenette
031-300	Vacant - 1,695 SF Open layout w/ restrooms and kitchenette
001-110	Vacant - 2,400 SF Four offices, kitchenette, conference, restrooms, reception, and more

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SITE PLAN



Broker Bonus

- Units 12001-128 & 12031-300 ONLY
- Select Terms and Conditions Apply
- \$1/SF/YR + Market Commission
- 3 Year Minimum Lease

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