



# 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 - 4,802 SF

### PROPERTY HIGHLIGHTS

ASKING RATE:

\$13-\$17/SF NNN



**RENOVATED  
2018**



**PARKING  
254 SPACES**



**ZONING  
PUD**



#### TRAFFIC COUNTS

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

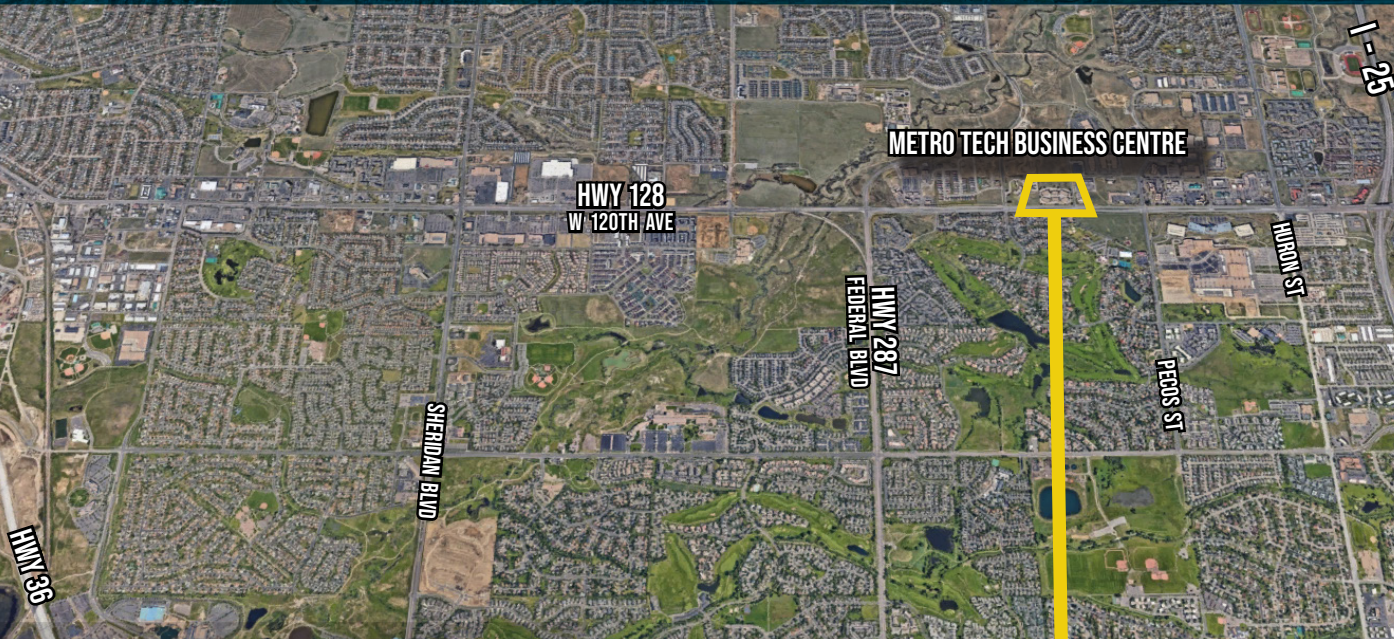


**MATRIX  
GROUP, INC.**

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**LAUREN QUIRAM**  
**DIRECTOR OF LEASING**  
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**303-300-5271**

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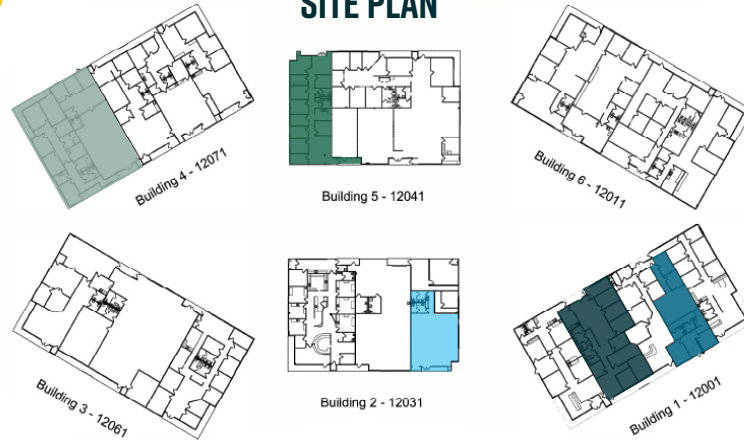


## AVAILABLE UNIT

<b>001-122</b>	<b>Vacant</b> <b>1,906 SF</b> Flex space w/ 4 private offices, two restrooms, kitchenette, and storage area. 120th ave. visibility
<b>041-550</b>	<b>Vacant</b> <b>2,400 SF</b> Suite w/ 10+ rooms, two restrooms, and a kitchenette
<b>001-128</b>	<b>Vacant</b> <b>3,088 SF</b> Suite w/ several offices and storage, two restrooms, and a kitchenette
<b>071-470</b>	<b>Available 1/1/23</b> <b>4,802 SF</b> Suite w/ many offices, a kitchenette, two restrooms, and a small reception
<b>031-300</b>	<b>Available 3/1/23</b> <b>1,695 SF</b> Open layout w/ two restrooms and kitchenette

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### SITE PLAN



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