



# 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 - 3,425 SF

**ASKING RATE:**  
\$16-\$27/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)

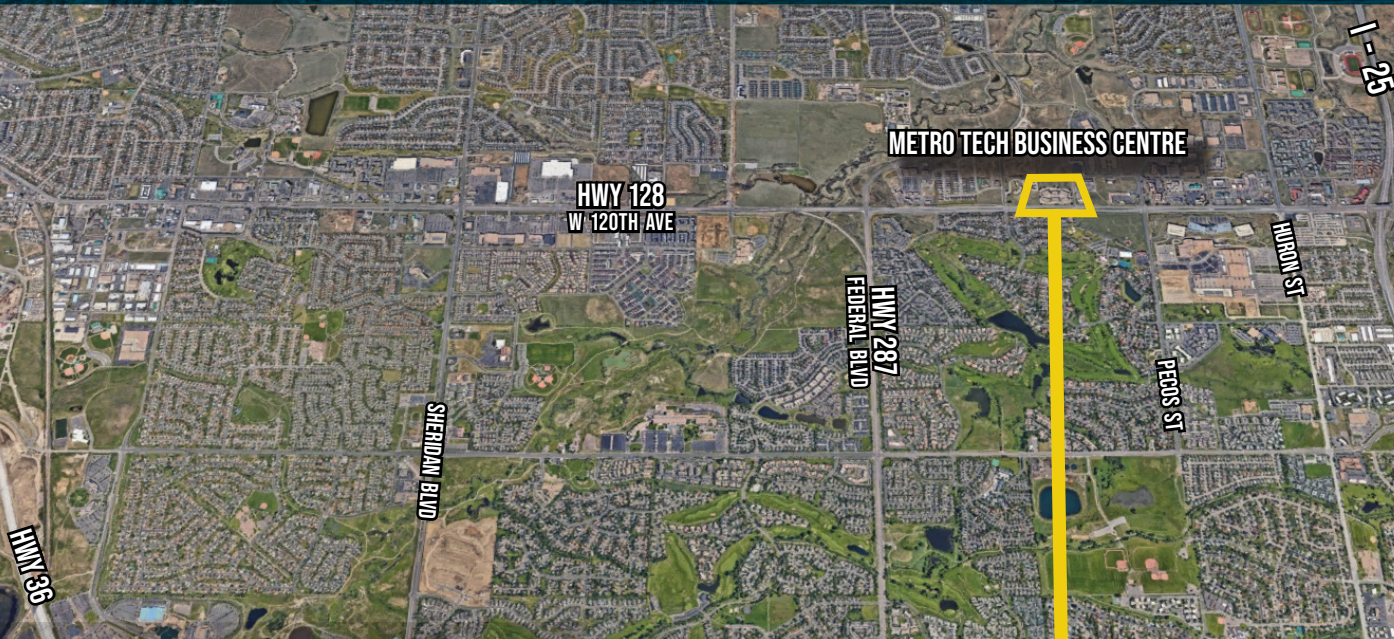


**MATRIX  
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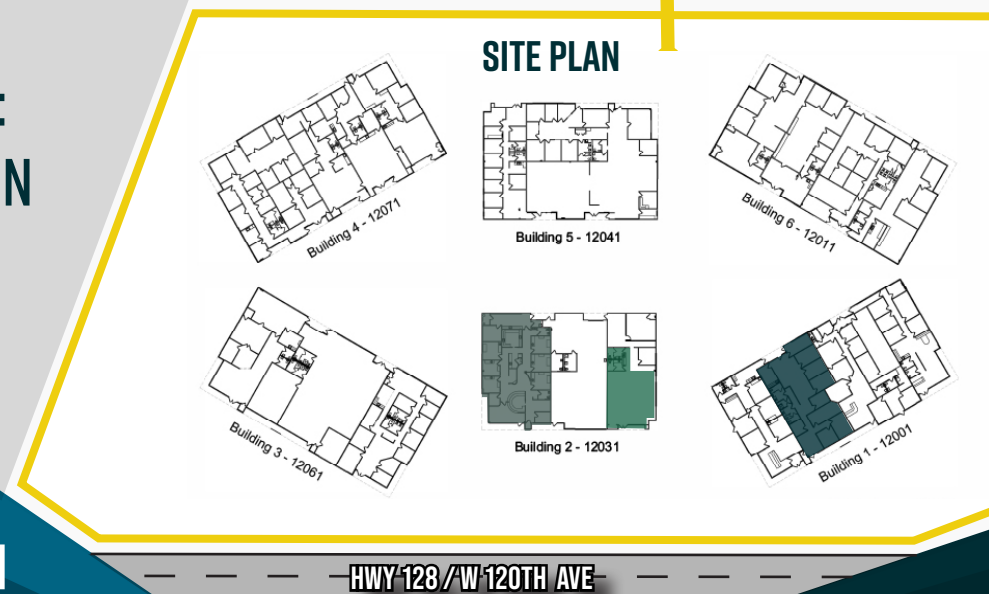
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## AVAILABLE UNITS

<b>031-300</b>	<b>Avail 7/1/24 - 3,425 SF</b> Dental build-out w/ nine consultation rooms, reception, two restrooms, and more!
<b>001-128</b>	<b>Vacant - 3,088 SF</b> Several offices and storage, restrooms, and a kitchenette
<b>031-300</b>	<b>Vacant - 1,695 SF</b> Open layout w/ restrooms and kitchenette

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