



# 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 SPACE FOR LEASE | 2,140 SF - 5,550 SF

**ASKING RATE:**  
**\$11.50 - \$15/SF NNN**

### PROPERTY HIGHLIGHTS



**RENOVATED  
2018**



**PARKING  
254 SPACES**



**ZONING  
PUD**



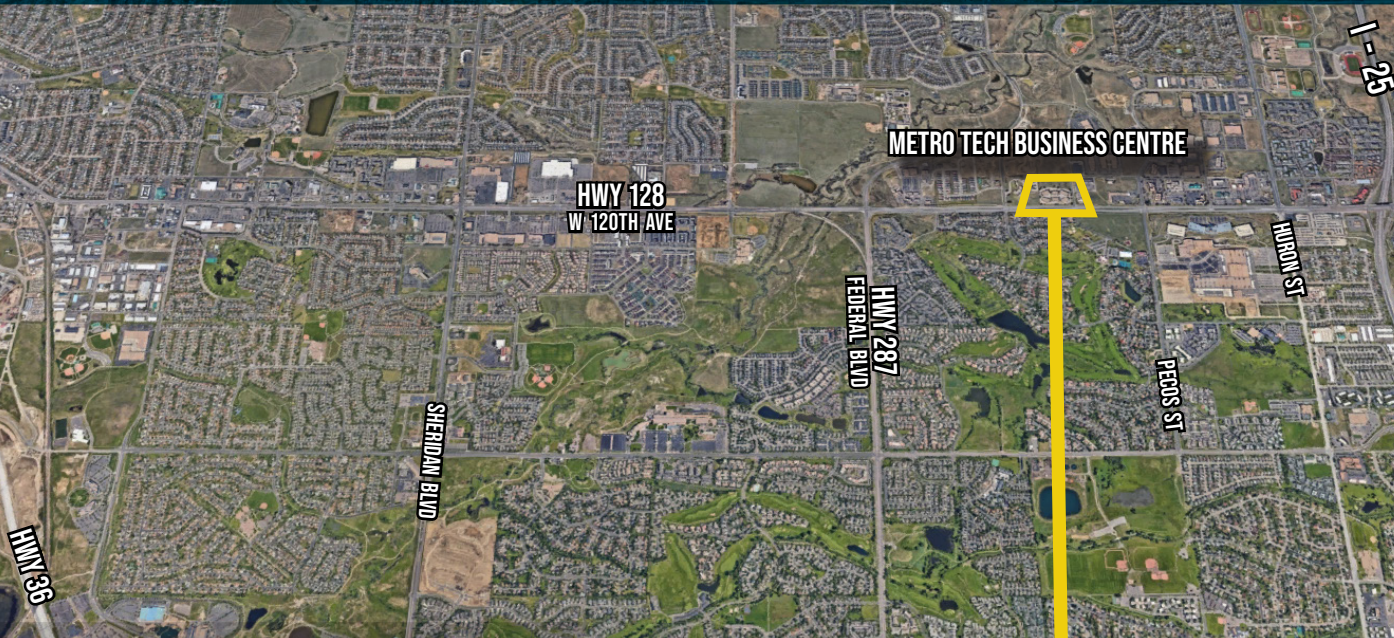
**TRAFFIC COUNTS**  
WEST 120TH AVE @  
TEJON STREET (EAST-BOUND)  
**46,262 VPD** (2018, MPSI)



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## AVAILABLE UNIT

<b>071-200</b>	<b>Vacant</b> <b>4,564 SF</b> Office/flex space available for lease. Potential to demise.
<b>061-400</b>	<b>Available w/ 60-day notice</b> <b>5,550 SF</b> Open floorplan perfect for a fitness user. One overhead door.
<b>001-122</b>	<b>Vacant</b> <b>2,140 SF</b> Flex space with 4 private offices, two restrooms, kitchenette, and storage area. 120th ave. visibility.

**ASKING RATE:**  
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TECH ST

HWY 128 / W 120TH AVE

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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.