



# 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 - 3,088 SF

### PROPERTY HIGHLIGHTS

ASKING RATE:

\$15-\$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

**001-122**

**Vacant**  
**2,140 SF**  
 Flex space w/ 4 private offices, two restrooms, kitchenette, and storage area. 120th ave. visibility.

**041-550**

**Available 8/1/22**  
**2,400 SF**  
 Suite w/ 10+ rooms, two restrooms, and a kitchenette

**001-128**

**Available 5/1/22**  
**3,088 SF**  
 Suite w/ several offices and storage, two restrooms, and a kitchenette

**ASKING RATE:**  
**\$15-\$17/SF NNN**



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TECON ST

HWY 128 / W 120TH AVE

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