



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:
\$15-\$25/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
303-333-7500
www.matrixgroupinc.com

LAUREN QUIRAM
DIRECTOR OF LEASING
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METRO TECH BUSINESS CENTRE

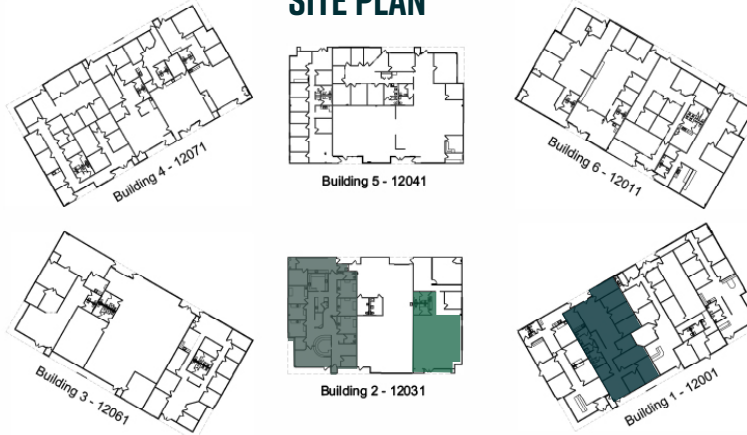


AVAILABLE UNITS

031-100	Avail 7/1/24 - 3,425 SF Dental build-out w/ nine consultation rooms, reception, two restrooms, and more!
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

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SITE PLAN



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