



METRO TECH BUSINESS CENTRE

12001-12071 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 & RETAIL SPACE FOR LEASE | 1,695 - 7,120 SF

BROKER BONUS!
DOUBLE YOUR
COMMISSION

ASKING RATE:
\$13.75-\$18/SF NNN

*CONTACT FOR DETAILS

PROPERTY HIGHLIGHTS



**RENOVATED
2018**



**PARKING
254 SPACES**



**ZONING
PUD**



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



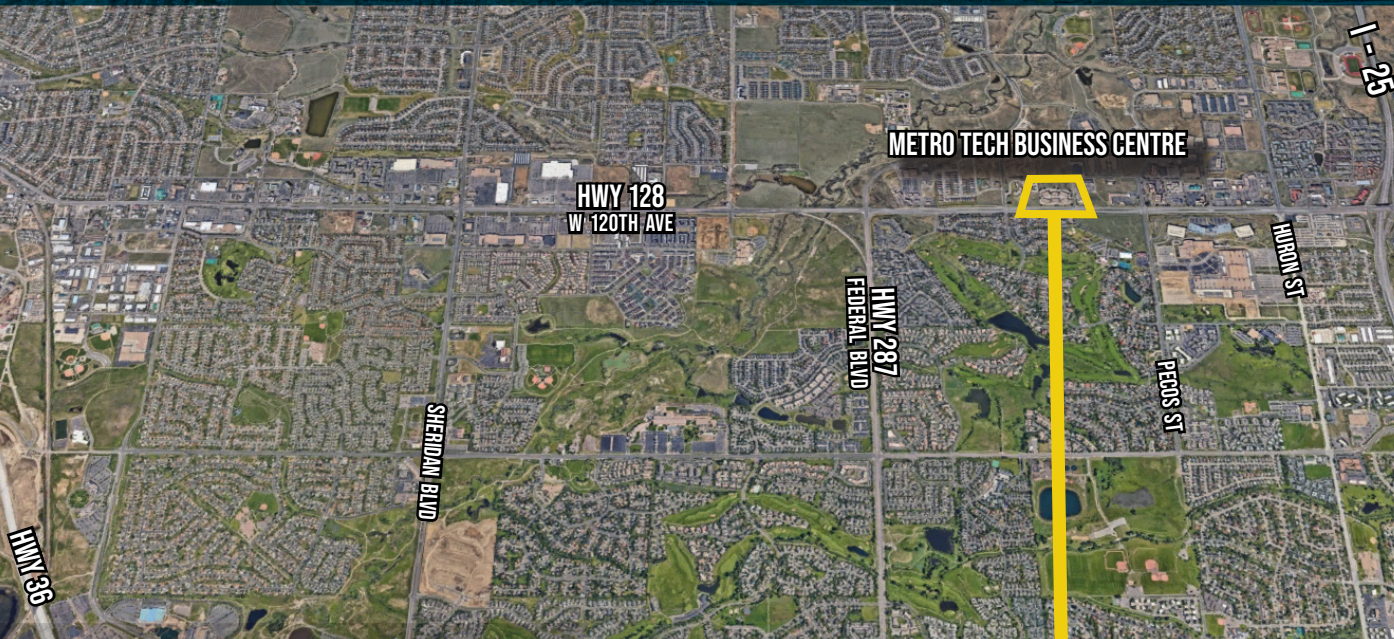
MATRIX
GROUP, INC.

1805 S. Bellaire St., #400
Denver, CO 80222
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LAUREN QUIRAM
DIRECTOR OF LEASING
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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.

METRO TECH BUSINESS CENTRE



AVAILABLE UNITS

031-300	Vacant - 1,695 SF - \$18/SF NNN Open layout w/ restrooms and kitchenette. Zoned for retail!
041-510	3,601 SF - \$13.75/SF NNN Features a 10x10 overhead door! Contact for more details, can be combined with 530.
041-530	3,519 SF - \$13.75/SF NNN Contact Agent for more details, can be combined with 510.

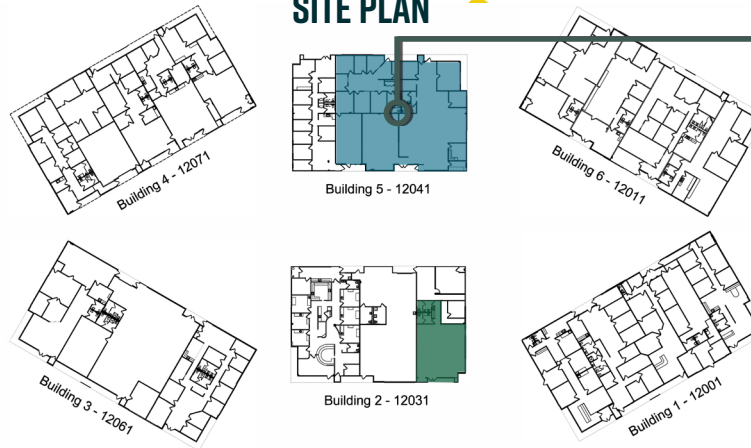
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SITE PLAN



HWY 128 / W 120TH AVE



FEATURES
FLEXIBLE
WAREHOUSE SF +
AN 10'X10' DRIVE-IN
DOOR!

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