



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/OFFICE SPACE FOR LEASE | 1,695 - 7,120 SF

PROPERTY HIGHLIGHTS

ASKING RATE:
\$13-\$20/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.**

1805 S. Bellaire St., #400
Denver, CO 80222
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LAUREN QUIRAM
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METRO TECH BUSINESS CENTRE

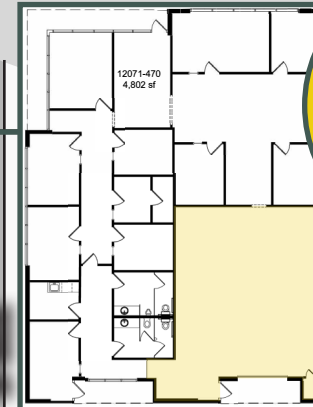
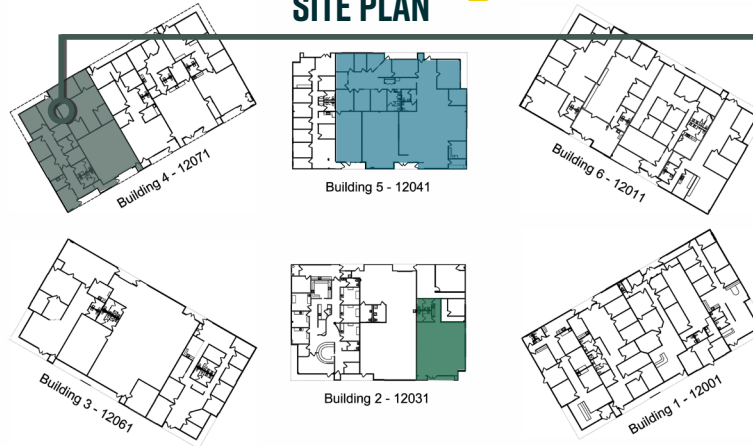


AVAILABLE UNITS

031-300	Vacant - 1,695 SF - \$20/SF NNN Open layout w/ restrooms and kitchenette.
041-510	Available 12/1 - 7,120 SF - \$13/SF NNN Contact Agent for more details.
071-470	Available 9/1 - 4,802 SF - \$14.50/SF NNN 9+ offices, warehouse w/ overhead door, reception, kitchenette, restrooms, more.

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SITE PLAN



**FEATURES
ROUGHLY 25%
WAREHOUSE +
AN OVERHEAD
DOOR!**

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