



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 | 1,906 - 4,802 SF

ASKING RATE:
\$13-\$16/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)



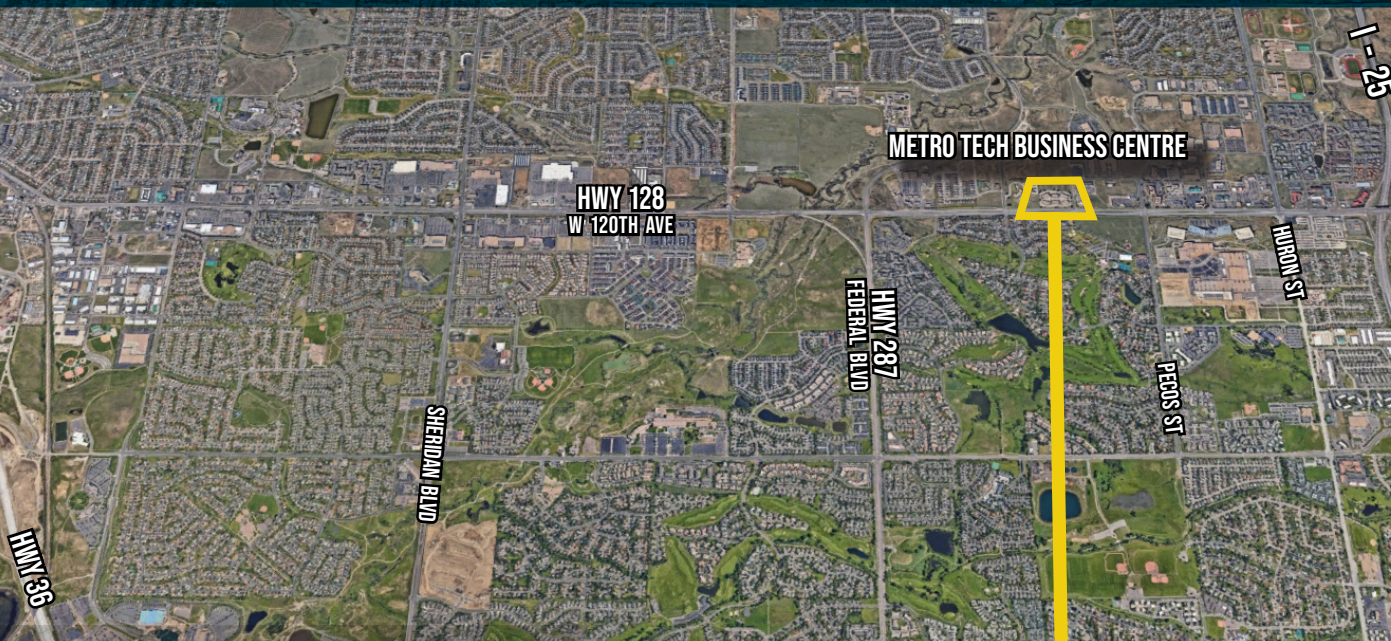
**MATRIX
GROUP, INC.**

1805 S. Bellaire St., #400
Denver, CO 80222
303-333-7500
www.matrixgroupinc.com

LAUREN QUIRAM
DIRECTOR OF LEASING
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303-300-5271

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.

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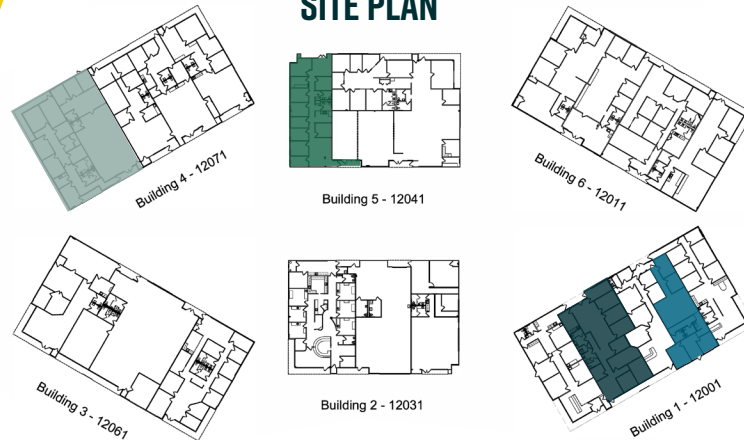


AVAILABLE UNIT

001-122	Vacant 1,906 SF Flex space w/ 4 private offices, two restrooms, kitchenette, and storage area. 120th ave. visibility
041-550	Vacant 2,400 SF Suite w/ 10+ rooms, two restrooms, and a kitchenette
001-128	Vacant 3,088 SF Suite w/ several offices and storage, two restrooms, and a kitchenette
071-470	30 Day Notice Availability 4,802 SF Suite w/ many offices, a kitchenette, two restrooms, and a small reception

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SITE PLAN



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