



# 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 - 3,420 SF

**ASKING RATE:**  
**\$15/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.**

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**LAUREN QUIRAM  
LEASING AGENT**

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**303-300-5271**

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## AVAILABLE UNIT

**001-122**

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

**001-130**

**Available 1/1/22**  
**2,340 SF**  
 Six private offices, two restrooms, kitchenette, and reception.

**061-300**

**Available 3/1/22**  
**3,420 SF**  
 Large suite w/ 10+ offices or storage, kitchenette, and two restrooms

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



TECON ST

HWY 128 / W 120TH AVE

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