



7140-7150 Hooker St

7140-7150 Hooker St, Westminster, CO 80030



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ReMax Alliance

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7140-7150 Hooker St

\$12.00 /SF/YR

This former Trophy Building constructed in 1966 is now in the heart of Westminster Station's new Art District and main transportation HUB with the station only 2 blocks south that provides an easy commute to Downtown Denver, Denver International Air Port (DIA) and all the other locations on the new Light Rail Line. In addition, this property is located just west of Federal Boulevard and south 72nd Avenue, which is close to Highway 36 and 76 as well as I-25 and I-70. Great access, visibility in an area that is going through major re-gentrification due to the strong demand for this Artsy New District just north of the Highlands/Berkley areas....

- Daytime foot traffic
- Ample parking
- Open plan

Rental Rate:	\$12.00 /SF/YR
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	C
Rentable Building Area:	7,680 SF
Year Built:	1966
Walk Score ®:	82 (Very Walkable)
Transit Score ®:	40 (Some Transit)
Taxes:	\$0.28 USD/SF/MO
Operating Expenses:	\$0.08 USD/SF/MO
Rental Rate Mo:	\$1.00 /SF/MO

1st Floor

Space Available	7,680 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Open Bull-Pin area plus large reception area. Art District of Westminster Station.



7140-7150 Hooker St, Westminister, CO 80030

This former Trophy Building constructed in 1966 is now in the heart of Westminister Station's new Art District and main transportation HUB with the station only 2 blocks south that provides an easy commute to Downtown Denver, Denver International Air Port (DIA) and all the other locations on the new Light Rail Line. In addition, this property is located just west of Federal Boulevard and south 72nd Avenue, which is close to Highway 36 and 76 as well as I-25 and I-70. Great access, visibility in an area that is going through major re-gentrification due to the strong demand for this Artsy New District just north of the Highlands/Berkley areas.

Building Sketch

Borrower/Client

Property Address 7140 Hooker Street

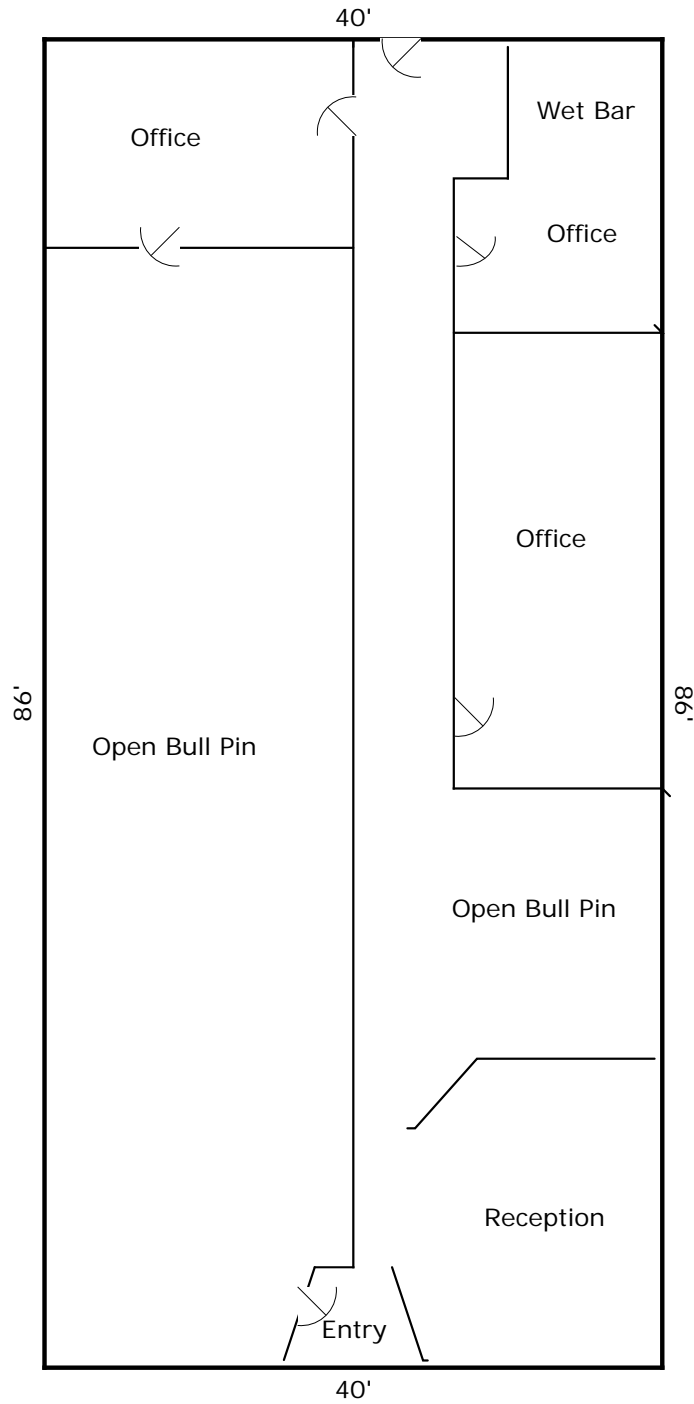
City Westminster

County

State CO

Zip Code

Lender



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area

Level 1

3440 Sq ft

Total Living Area (Rounded):

3440 Sq ft

TOTAL Sketch software by a la mode, inc. 1-800-alamode