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ADJUSTERS INTERNA

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500

CREATIVE OFFICE CONDO FOR SALE OR LEASE

12245 N. PECOS STREET, SUITE 400
WESTMINSTER, CO 80234



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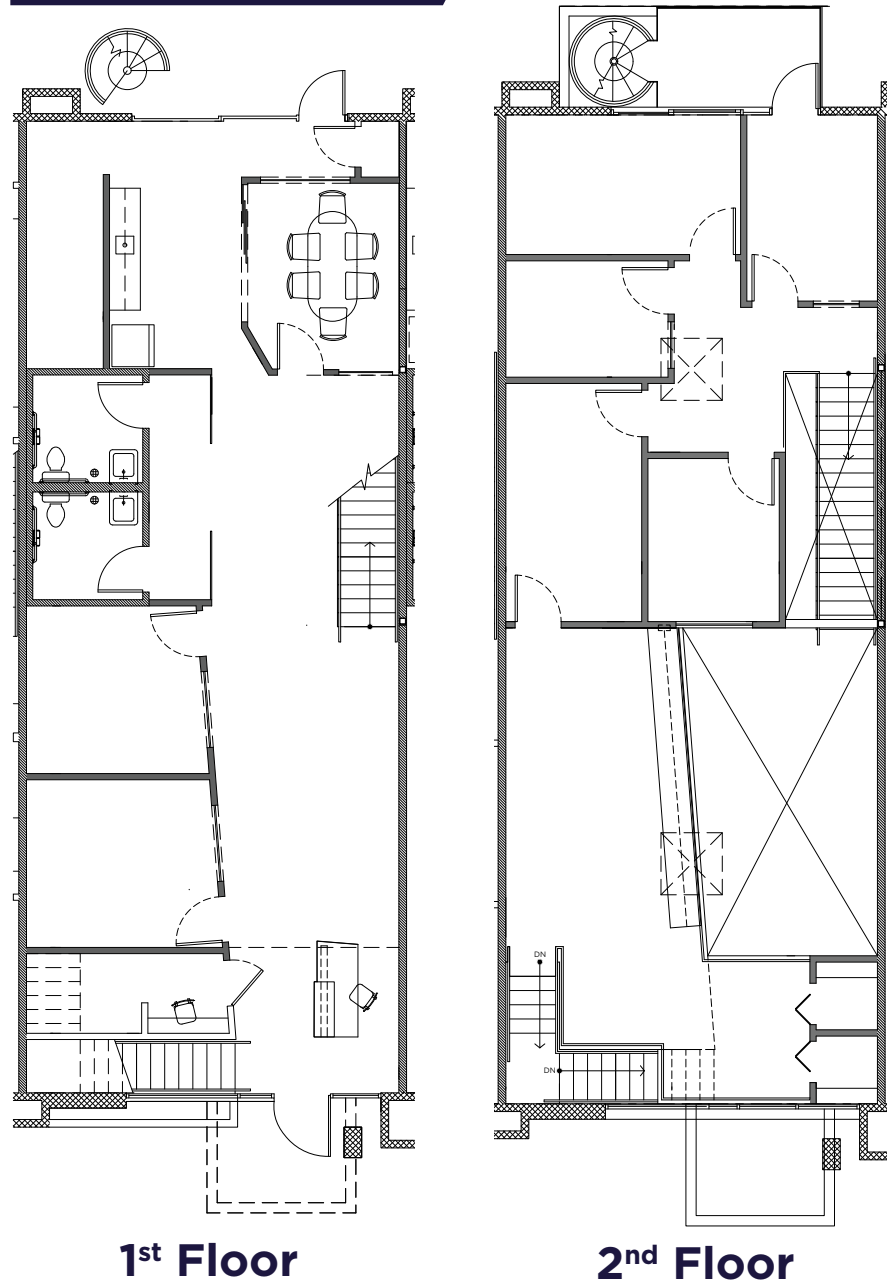
PROPERTY FEATURES

Size:	2,760 RSF
YOC:	2020
Number of Floors:	2
Zoning:	PUD
Sprinklers:	Yes - Auto fire sprinkler system
Lease Rate:	\$24.00/SF NNN
OpEx:	\$15.70 (2026)
Sale Price:	\$1,269,000 (\$460/SF)

PROPERTY HIGHLIGHTS

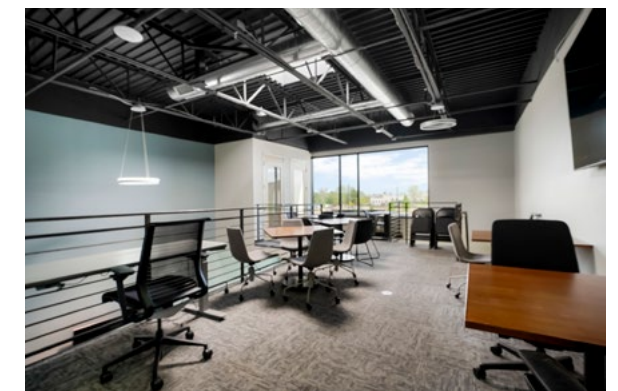
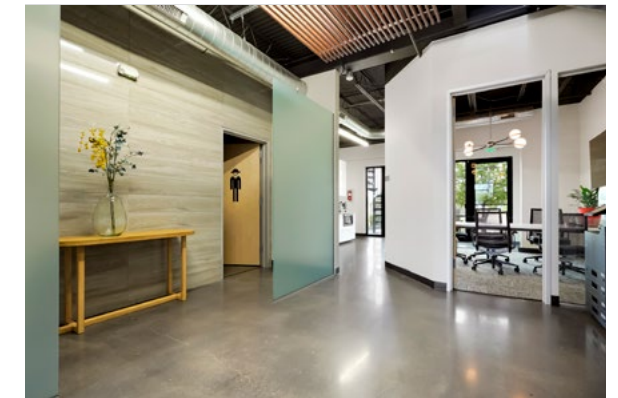
- Newer construction creative office
- Plug & play move-in ready with furniture included
- Updated high-end finishes
- Exterior roof top balcony
- Building signage available
- Ample surface parking available

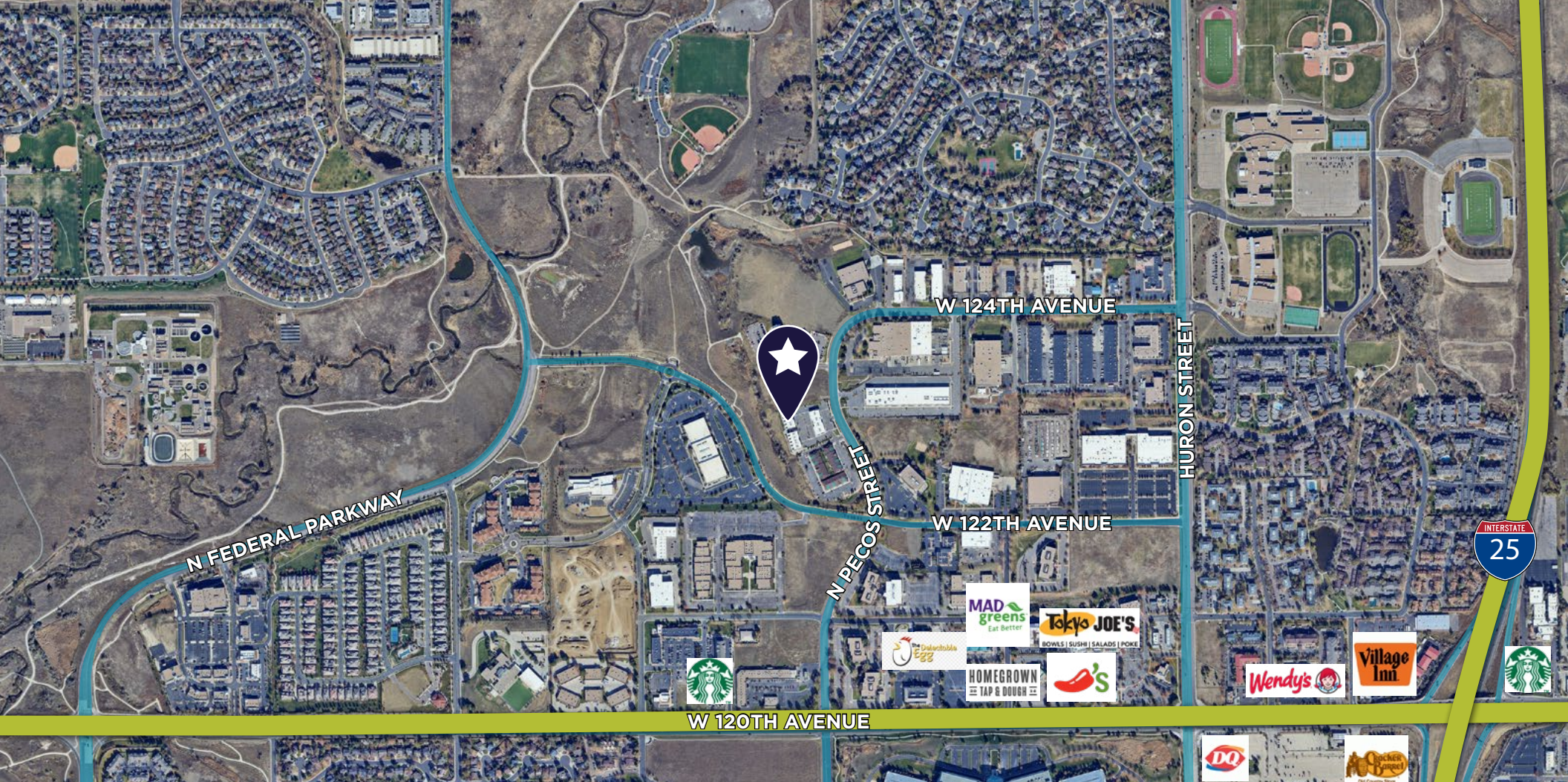
FLOOR PLAN



12245 N. PECOS STREET, SUITE 400 WESTMINSTER, CO 80234

PROPERTY PHOTOS





FOR MORE INFORMATION, CONTACT:

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