

PRICE IMPROVEMENT :
\$1,075,000

\$50,000
 REDUCTION



720 West 121st Avenue

Westminster, CO 80234

OFFICE FOR SALE | TURNKEY STANDALONE OFFICE

High-Visibility Westminster Location Near I-25

720 West 121st Avenue presents a rare opportunity to acquire a **standalone, owner-user office building** in one of Westminster's most active commercial corridors, just west of the I-25 interchange at 121st Avenue and Pecos Street.

The property consists of **2,919 SF** situated on a 20,737 SF lot, offering excellent exposure, efficient parking, and flexible zoning that supports a wide range of professional and commercial uses.

PROPERTY FEATURES

- Building Size: 2,919 SF
- Lot Size: 20,737 SF
- Zoning: Commercial-3 (C-3)
- Year Built: 2004
- Parking: ±20 surface spaces (shared)
- Frontage: ±118 feet
- Visibility: Prominent exposure with immediate access to I-25

PRESENTED BY:

TRINITY TEAM @ KELLER WILLIAMS
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720 WEST 121ST AVENUE | WESTMINSTER, CO 80234



KEY HIGHLIGHTS

- Building Size: 2,919 SF
- Lot Size: 20,737 SF
- Zoning: Commercial-3 (C-3)
- Year Built: 2004
- Parking: ±20 surface spaces (shared)
- Frontage: ±118 feet
- Visibility: Prominent exposure with immediate access to I-25
- 9 private offices
- Large conference room (approx. 13' x 18')
- Reception / foyer area
- Open workroom
- Kitchen & restroom
- Server room and storage
- High-speed internet infrastructure
- Security system and newer roof

EXECUTIVE SUMMARY

720 West 121st Avenue presents a **turnkey, standalone office opportunity** in Westminster's established **North I-25 corridor**. The property comprises **2,919 square feet** offering strong visibility, surface parking, and convenient access to major arterial roadways. The standalone configuration provides full operational control.

Built in **2004**, the building features a functional layout including **nine private offices, a large conference room, reception/foyer, open work area, kitchen, restroom, server room, and storage**. Improvements include **high-speed internet infrastructure, a security system, and a newer roof**, minimizing near-term capital requirements.

Zoned **Commercial-3 (C-3)**, the property allows for a wide range of uses, including professional offices, medical or dental clinics, financial services, educational or training facilities, wellness uses, and select retail applications, supporting both immediate occupancy and long-term flexibility.

The property is located just west of **I-25 at 121st Ave. and Pecos Street**, providing strong commuter access and proximity to established residential neighborhoods, retail services, and employment centers. Offered at a newly adjusted price of **\$1,075,000**, reflecting a **\$50,000** reduction, 720 West 121st Avenue represents a compelling **owner-user or investment opportunity**.



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FLOOR PLAN



TOTAL: 2883 sq. ft
1st floor: 2883 sq. ft
EXCLUDED AREAS: WALLS: 116 sq. ft

