

Westpark Place

8700 Turnpike Drive | Westminster, CO 80031

For Lease: Professional Office Space

Building Size:	Availability:	Lease Rate:	Term:	Parking Ratio:
76,285 SF	1,430 - 14,468 SF	\$24.00/SF FSG	3-10 Years	4.40/1,000 SF

Westpark Place is a well located Class B Office building situated along Highway 36 nearby I-25. The building provides excellent visibility, convenient interstate access, and picturesque western and downtown Denver views. It boasts beautifully landscaped surroundings, modernized common areas, abundant parking, a shower facility for tenants, and various floorplans with extensive glass line.



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Features

- Small suites up to full floor
- Unobstructed western and downtown views
- Renovated in 2017
- Building Signage Available
- Excellent visibility and identity
- Easy Access from Hwy 36
- 129,064 VPD
- Walking distance to Sheridan Park-N-Ride



Suite 100

Size: 8,014 SF

Second generation education space with large classrooms. High-end finishes.

Suite 150

Size: 3,338 SF

Reception, large open areas and break room. Great first floor lobby identity!

Suite 160

Size: 3,234 SF

Lobby identity with large open bull pen on an extensive glass line, with 5 private offices, a conference room, with a large breakroom.

First Floor

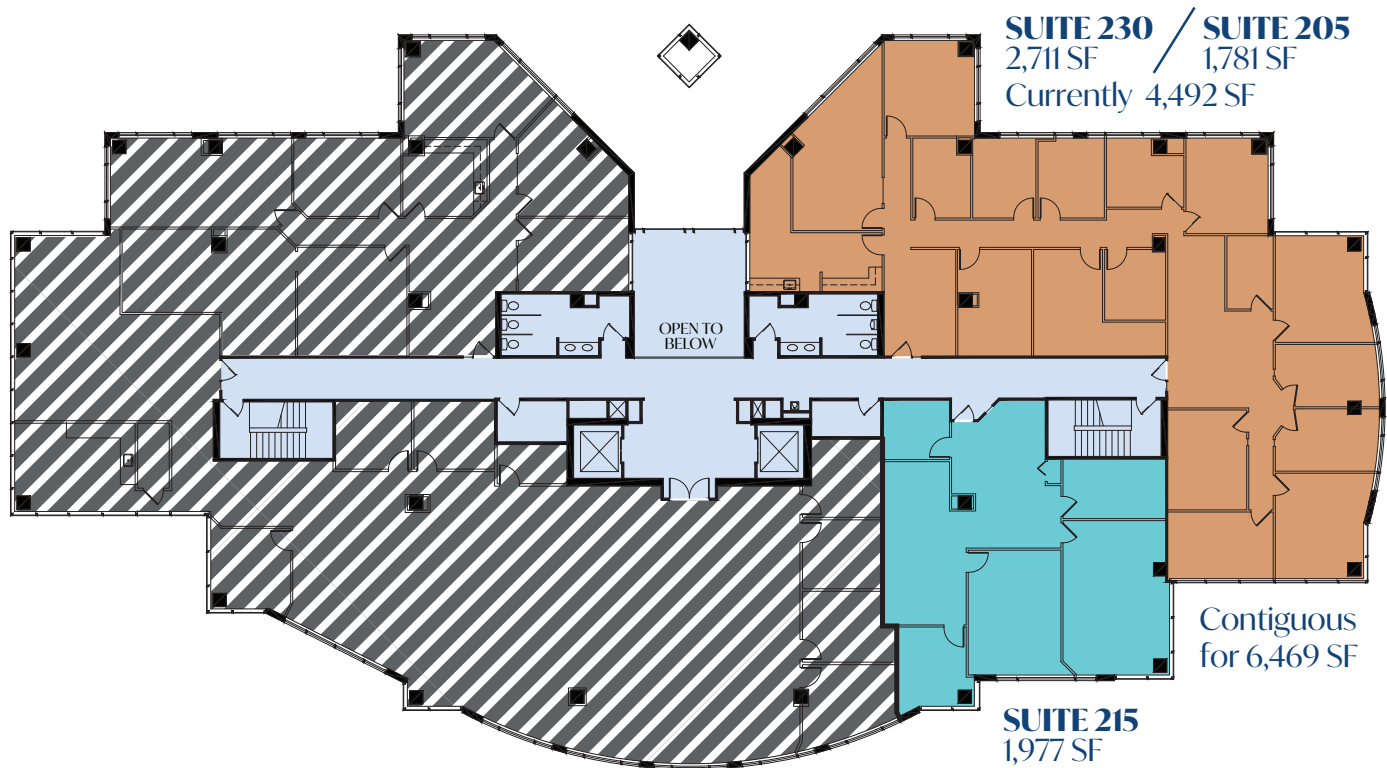
Entire First Floor: 14,586 SF



Scan or Click to View the Virtual Tour for Suite 100

Second Floor

Contiguous Second Floor Space: 6,469 SF



Suite 230/205

Size: 4,492 SF

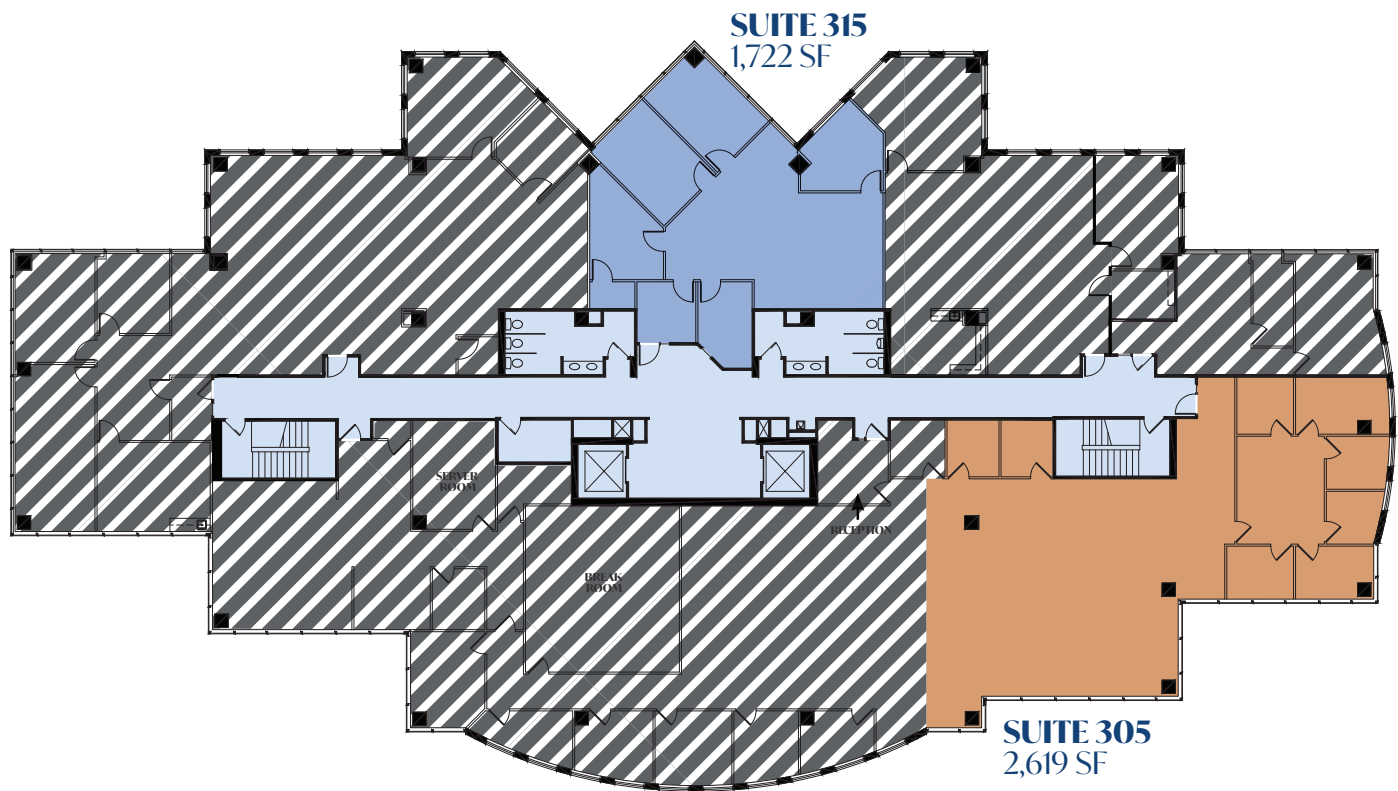
4,492 SF with reception, break room, large conference room, 12 offices, storage, IT.

Suite 215

Size: 1,977 SF

Fantastic western views! Reception area, interior conference room, 3 private offices, open space and kitchen area.

Third Floor



Suite 305

Size: 2,619 SF

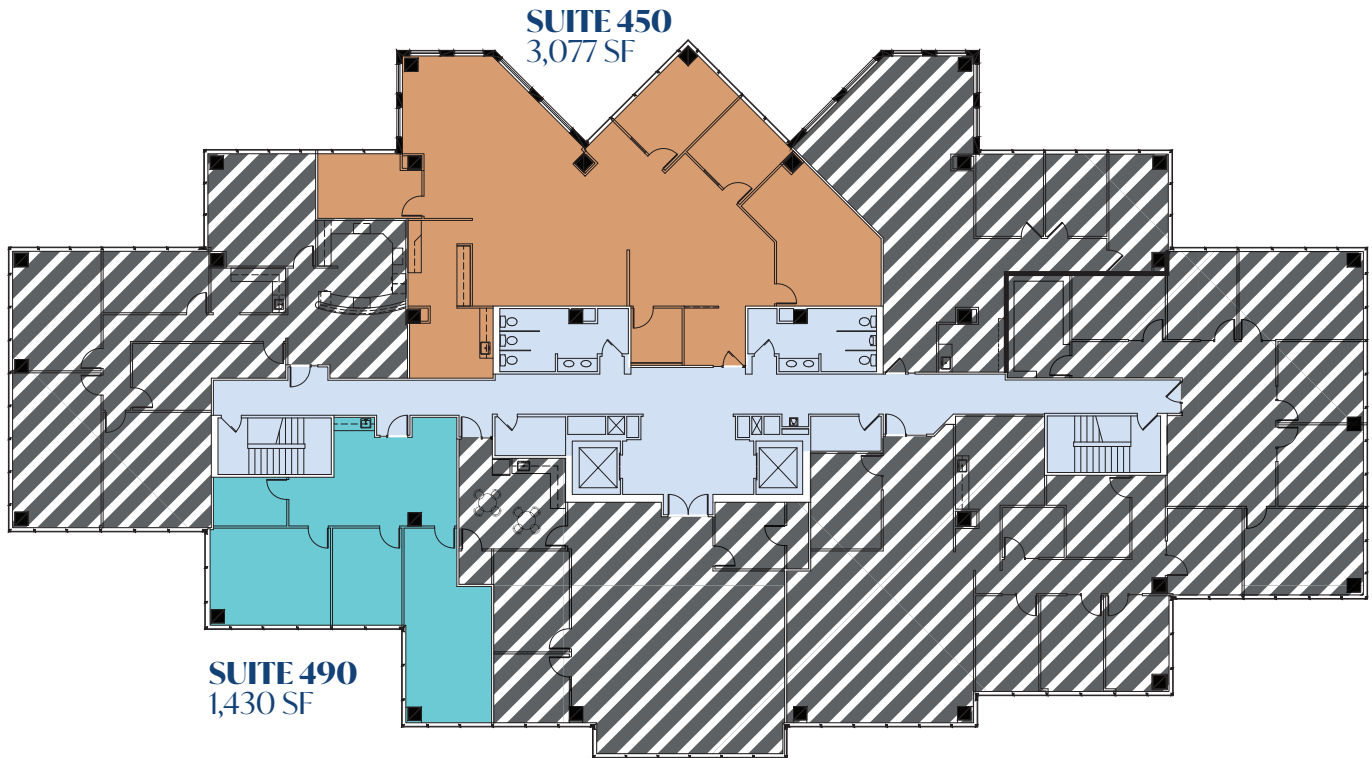
Large open bullpen; 6 private offices, two interior offices, large glass line with mountain views.

Suite 315

Size: 1,722 SF

4 private offices, reception area, IT/Storage, open bullpen.

Fourth Floor



Suite 450

Size: 3,077 SF

Elevator ID with a lot of natural light including 3 private offices, a conference room, open bullpen, breakroom and small storage.

Suite 490

Size: 1,430 SF

Efficient suite with 3 offices with great views, one interior office/storage, and an open break room.

Fifth Floor

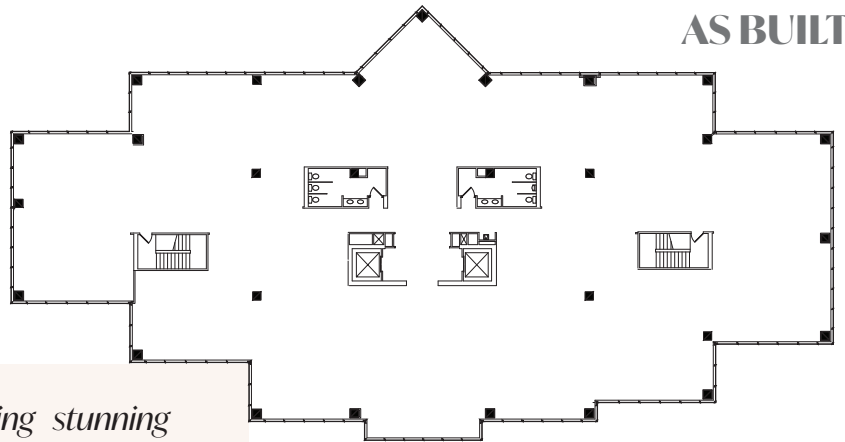
Suite 500

Size: 14,468 SF

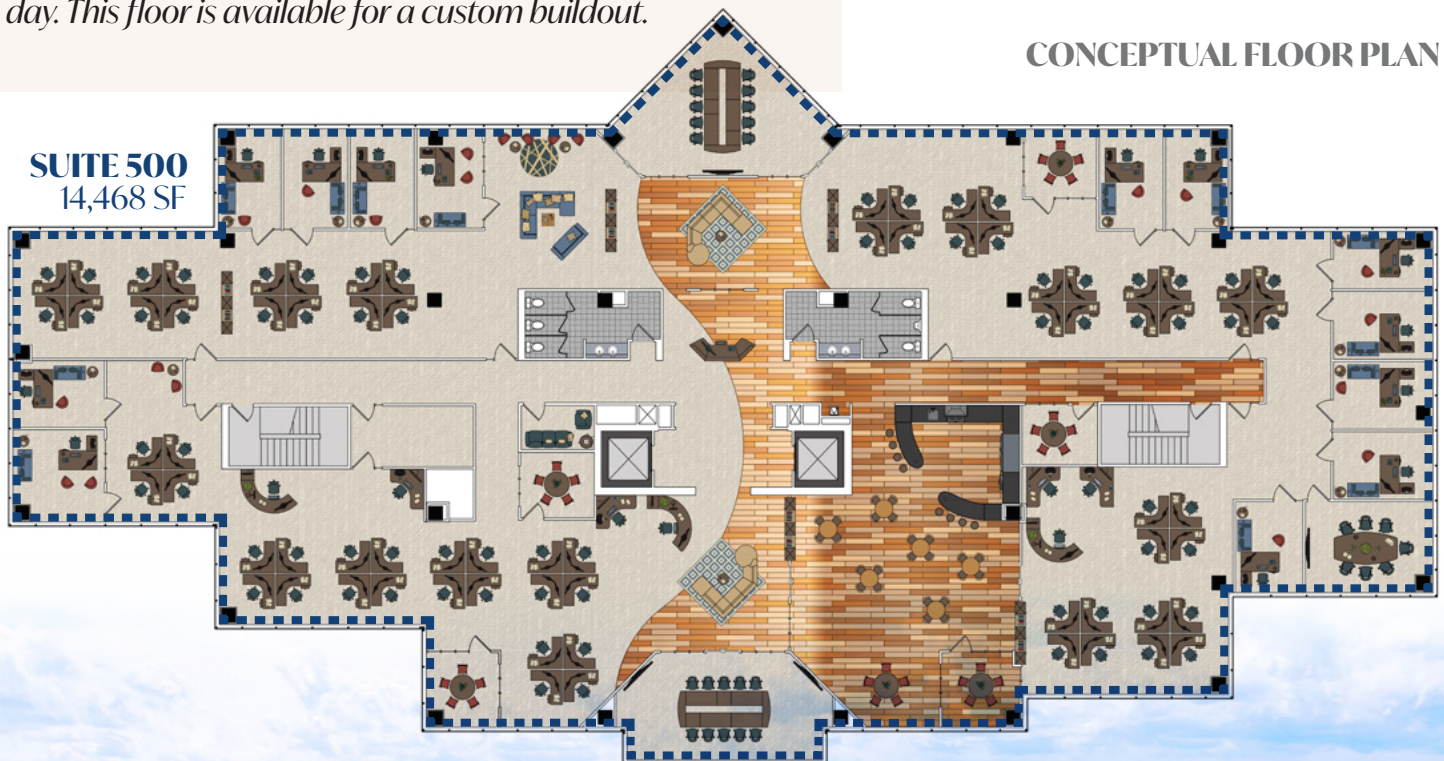
Lease Rate: \$24.00 FSG

The entire fifth floor is available, boasting stunning panoramic views of Downtown Denver and the Foothills. Building signage available visible to 129,064 vehicles per day. This floor is available for a custom buildout.

AS BUILT



CONCEPTUAL FLOOR PLAN



Downtown Denver





HYLAND HILLS

DSW
DESIGNS SHOES WHOLESALE

HOBBY LOBBY

BEST BUY

Wendy's

OUTBACK
STEAKHOUSE

Qdoba
MEXICAN GRILL

GOLF GALAXY

ULTA
BEAUTY

BARNES & NOBLE
BOOKSELLERS

Starbucks

ROSS
DRESS FOR LESS

buybuyBABY

JOANN
STORES INC.

Office DEPOT

Walmart

BURGER KING

DUTCH BROS

BIG LOTS!

PAPA JOHN'S

SUBWAY

24 FITNESS

TACO BELL



Westpark Place

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Brokerage Disclosure



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