



LEASE RATES: \$20-\$22/SF FULL SERVICE

3 FREE MONTHS RENT FOR LEASES 3 YEARS OR LONGER

11031 SHERIDAN BOULEVARD

WESTMINSTER, COLORADO

PROPERTY DESCRIPTION:

Building Type:	Office
Available Spaces:	396-2450 RSF
Parking:	127 surface spaces (4.65 per 1,000 SF)
Zoning:	PUD
County:	Jefferson

PROPERTY FEATURES:

- Build to suit spaces available from 1,000-2,450 SF.
- Recently renovated in 2026
- Adjacent to Big Dry Creek Open Space with immediate access to trail system and great mountain views
- Sheridan Blvd frontage (over 38,000 vehicles per day) with direct access from both northbound and southbound traffic

For more information, please contact:

DALLAS SANDBERG

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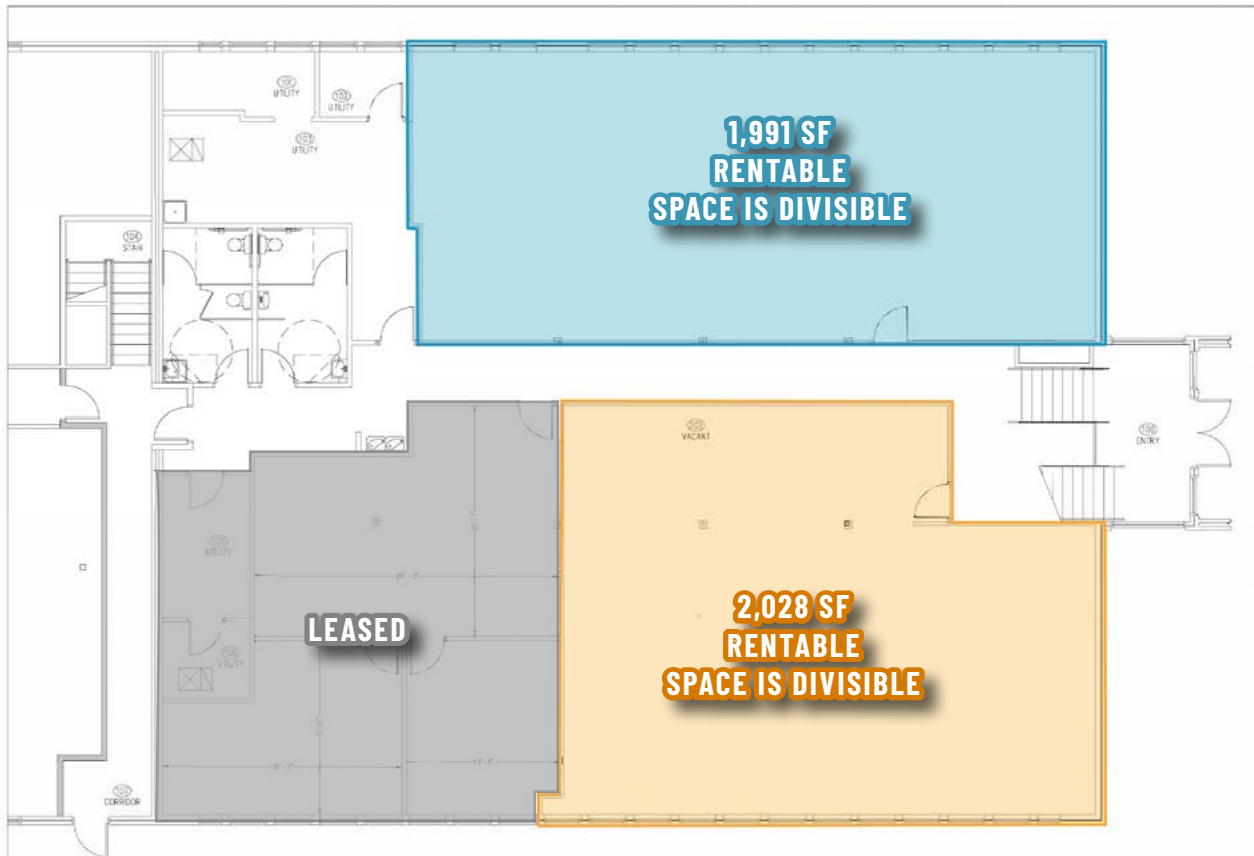
BradPech@Gmail.com



UP TO 4,019 SF OF SPACE AVAILABLE

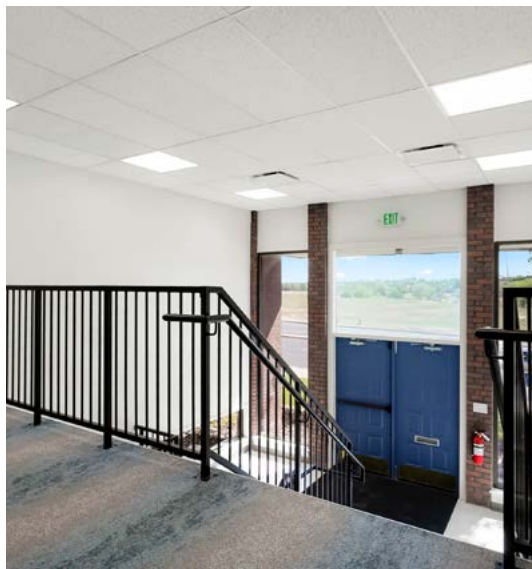
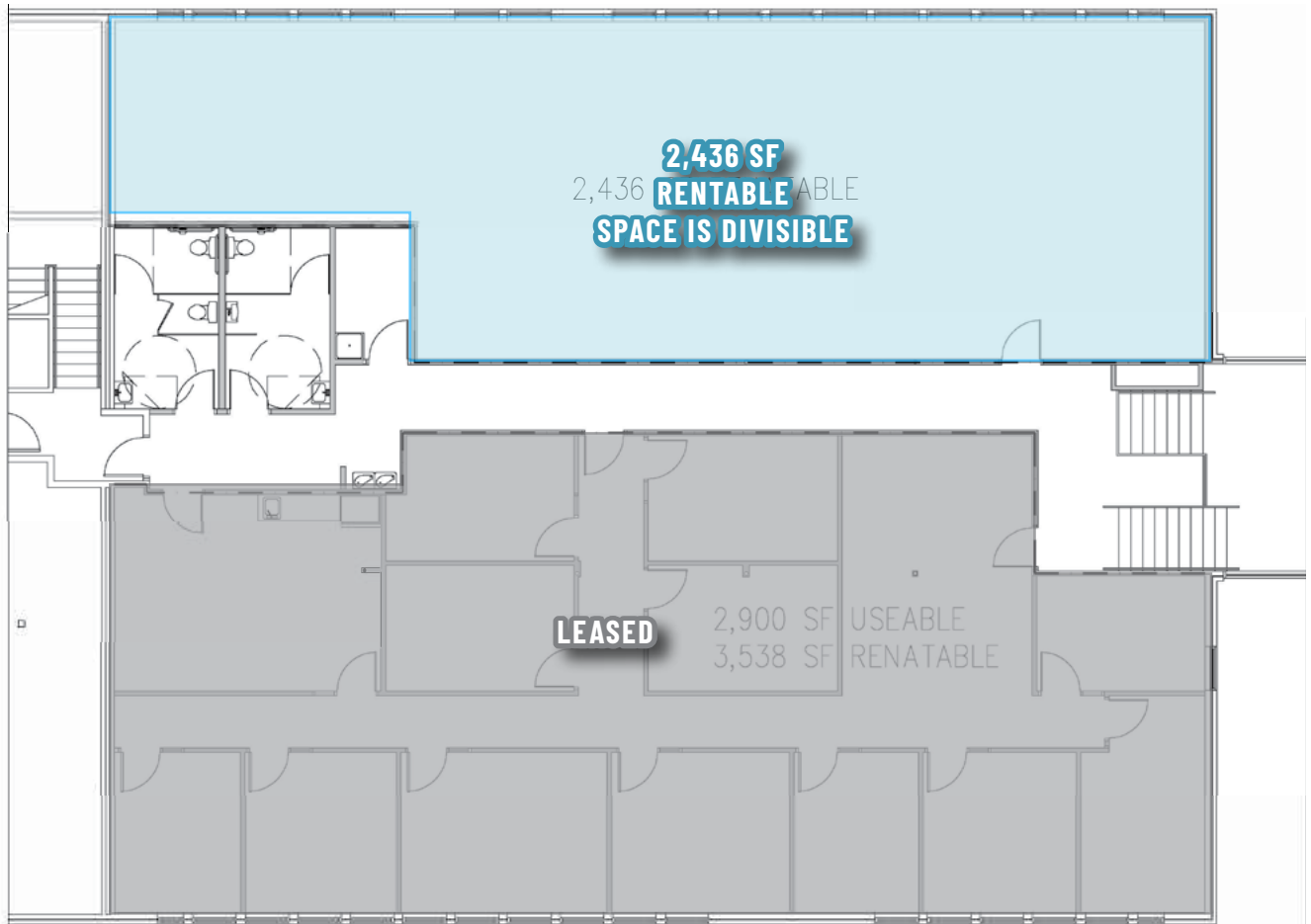
Build-To-Suit Available
Price - \$22/sf Full Service

FIRST FLOOR EAST SIDE



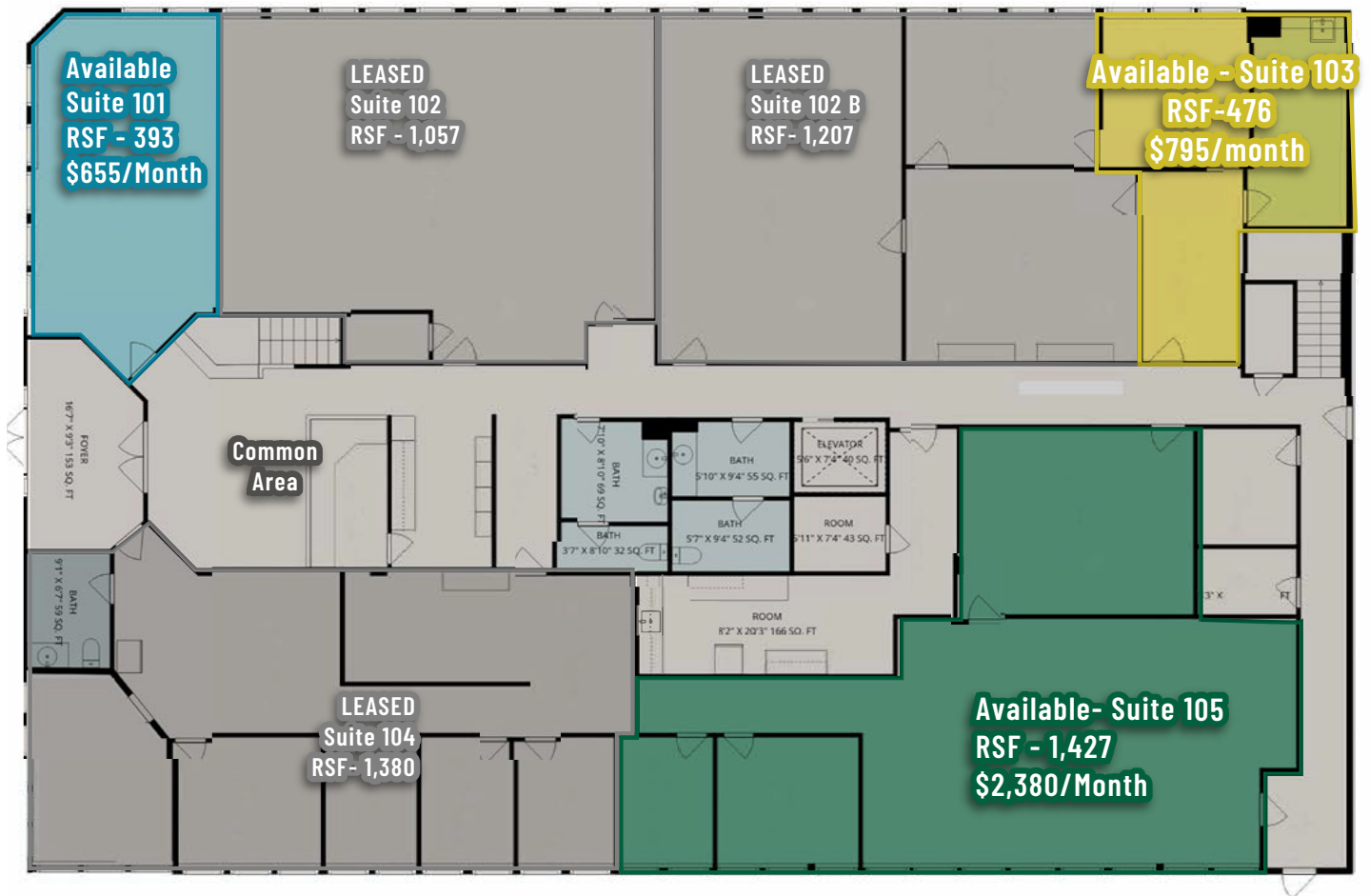
UP TO 2,436 SF OF SPACE AVAILABLE

SECOND FLOOR EAST SIDE



396 - 1,438 SF OF SPACE AVAILABLE

First Floor West Side





WESTMINSTER, CO

MARKET OVERVIEW

Westminster is a northwest suburb of Denver located in Adams and Jefferson County, known for its family-friendly atmosphere and access to nature. The city offers an extensive network of parks, trails, and open space, along with convenient proximity to major highways and RTD public transportation. Residents enjoy easy commutes into Denver while being close to scenic areas like Standley Lake and the Rocky Mountain foothills, making Westminster a great balance of suburban comfort and outdoor living.

115,302
POPULATION (2025)

\$96,145
AVERAGE HHI

37
MEDIAN AGE



TOTAL POPULATION

1 MILE	10,391
3 MILE	102,629
5 MILE	272,977



AVG HH INCOME

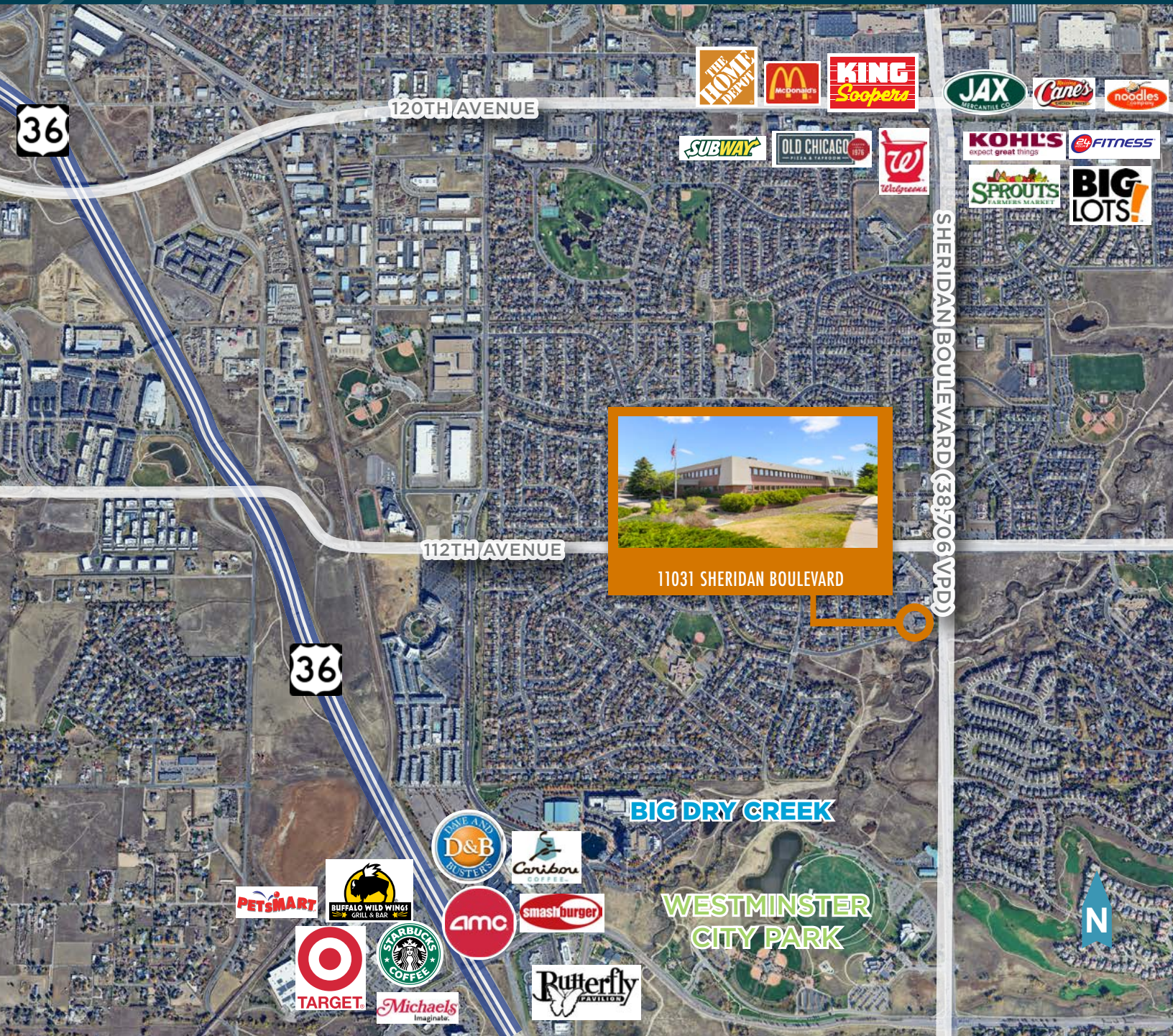
1 MILE	\$102,422
3 MILE	\$84,574
5 MILE	\$74,767,193



TOTAL HOUSEHOLDS

1 MILE	3,808
3 MILE	39,235
5 MILE	104,185





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