



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.



Jeremy Reeves
+1 303 283 1375
Jeremy.reeves@colliers.com

Hunter Courtney
+1 303 339 2232
hunter.courtney@colliers.com



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

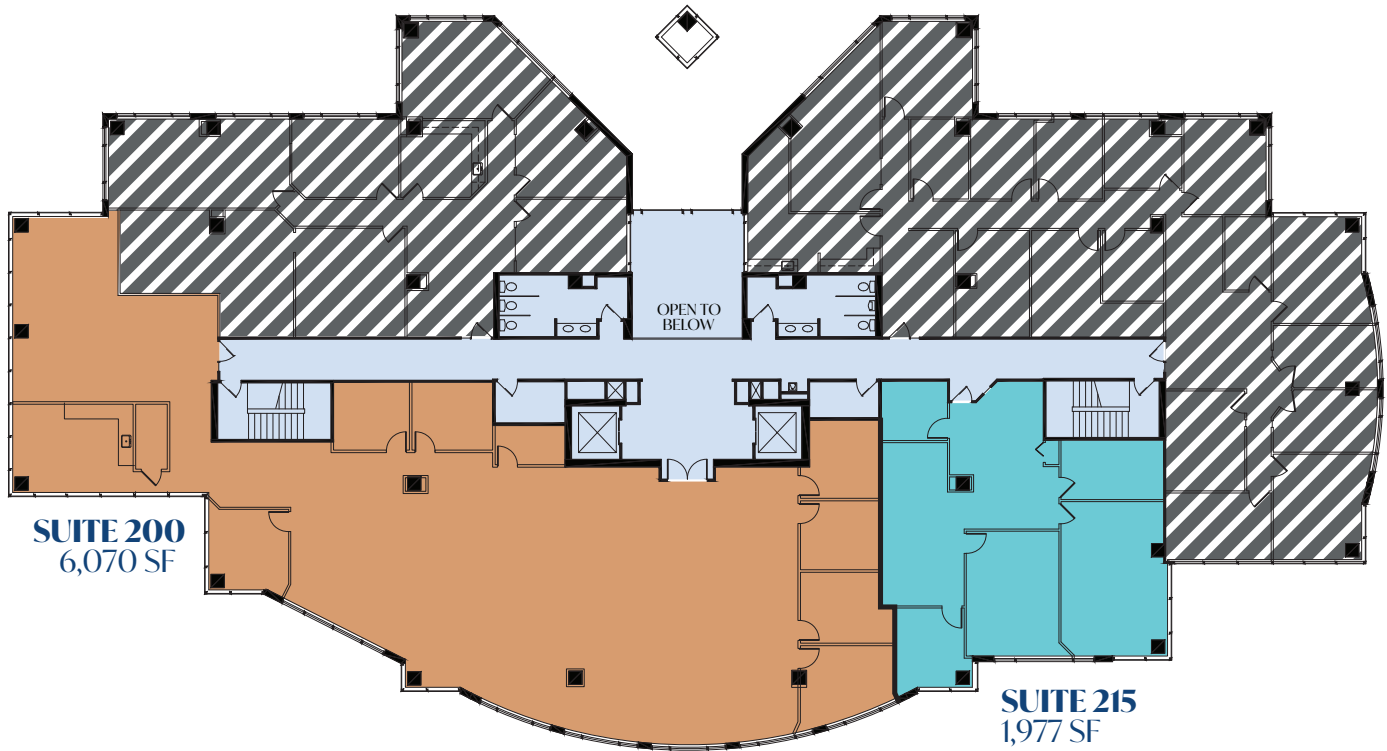
Entire First Floor: 14,586 SF



Scan or Click to View the Virtual Tour for Suite 100

Second Floor

Contiguous Second Floor Space: 8,047 SF



Suite 200

Size: 6,070 SF

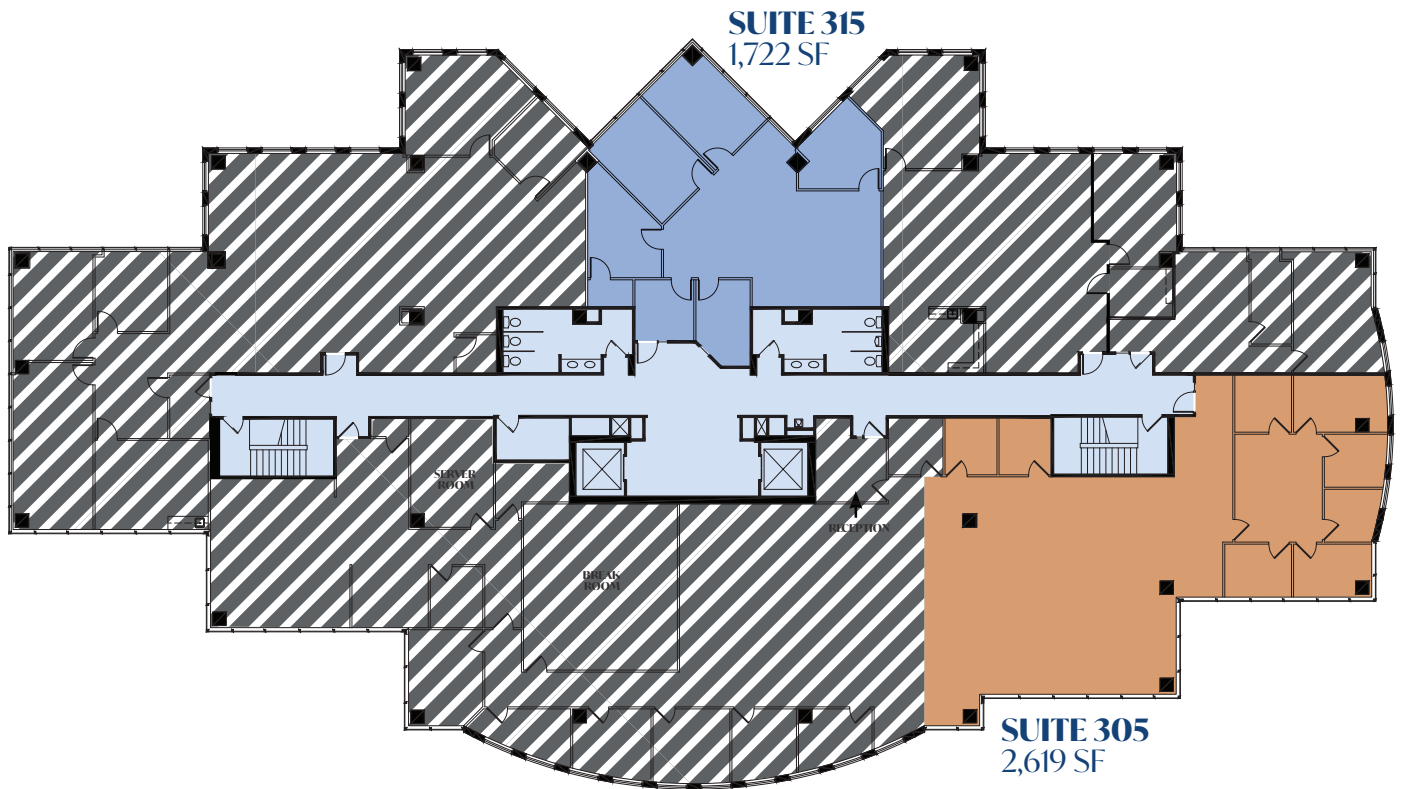
Large open floor plan with 7 private offices, reception area, and kitchen.

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

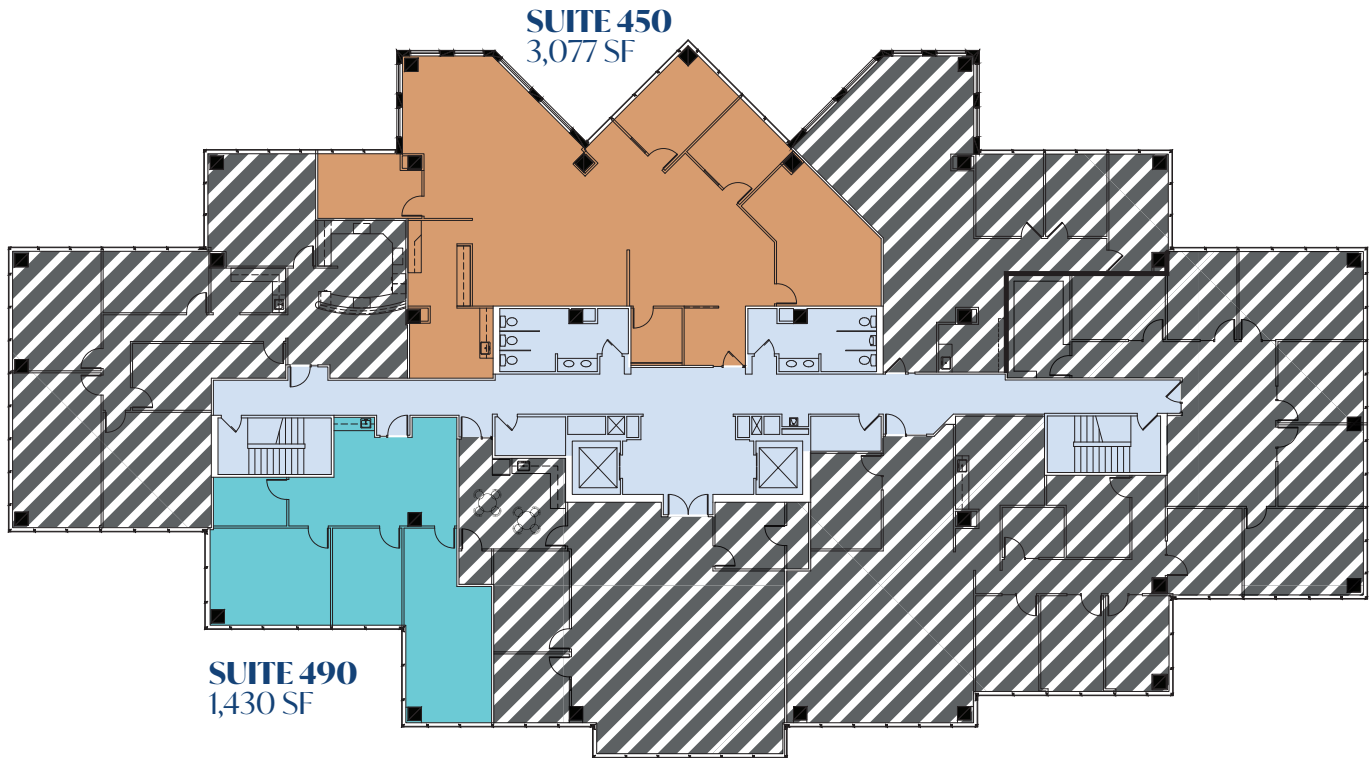
Large open bullpen; 6 private offices, two interior offices, large glass line with mountain views.

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.

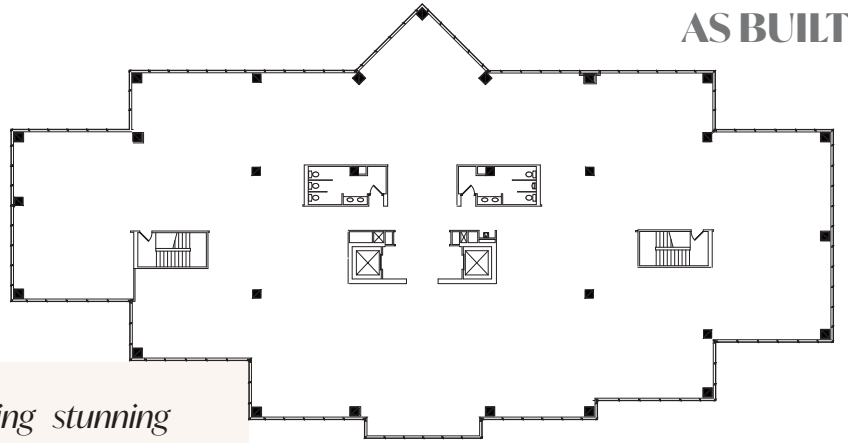
Fifth Floor

Suite 500

Size: 14,468 SF

Lease Rate: \$24.00 FSG

AS BUILT



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.

CONCEPTUAL FLOOR PLAN



Downtown Denver





DSW
 HOBBY LOBBY
 BEST BUY
 Wendy's
 OUTBACK STEAKHOUSE
 Qdoba MEXICAN GRILLS
 ULTA BEAUTY
 BARNES & NOBLE BOOKSELLERS
 Ross DRESS FOR LESS
 JOANN stores inc.
 Office DEPOT
 Walmart


Westpark Place
 8700 Turnpike Drive | Westminister, CO 80031

BURGER KING
 DUTCH BROS
 BIG LOTS!
 PAPA JOHN'S
 SUBWAY
 24 FITNESS
 TACO BELL

Brokerage Disclosure


Jeremy Reeves
 +1 303 283 1375
 jeremy.reeves@colliers.com

Hunter Courtney
 +1 303 339 2232
 hunter.courtney@colliers.com



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