



FOR LEASE

# Towne Center at Brookhill

6805-8900 W. 88th Avenue, Westminster, CO 80021



## Retail Space For Lease

Suite 7159-3: 2,026 SF    Suite 6805: 9,650SF  
Suite 7355A: 2,820 SF - (Grease trap in place)  
Suite 7355L: 1,107 SF  
Suite 7355V: 5,008 SF  
Suite 7225: 51,584 SF

Gross Leasing Area: 302,840 SF  
Lot Area: 26.58 Acre  
Parking Spaces: 1,723

Lease Rate: \$12.00-\$40.00/SF NNN  
Estimated NNN's: \$6.94/SF

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## Availability

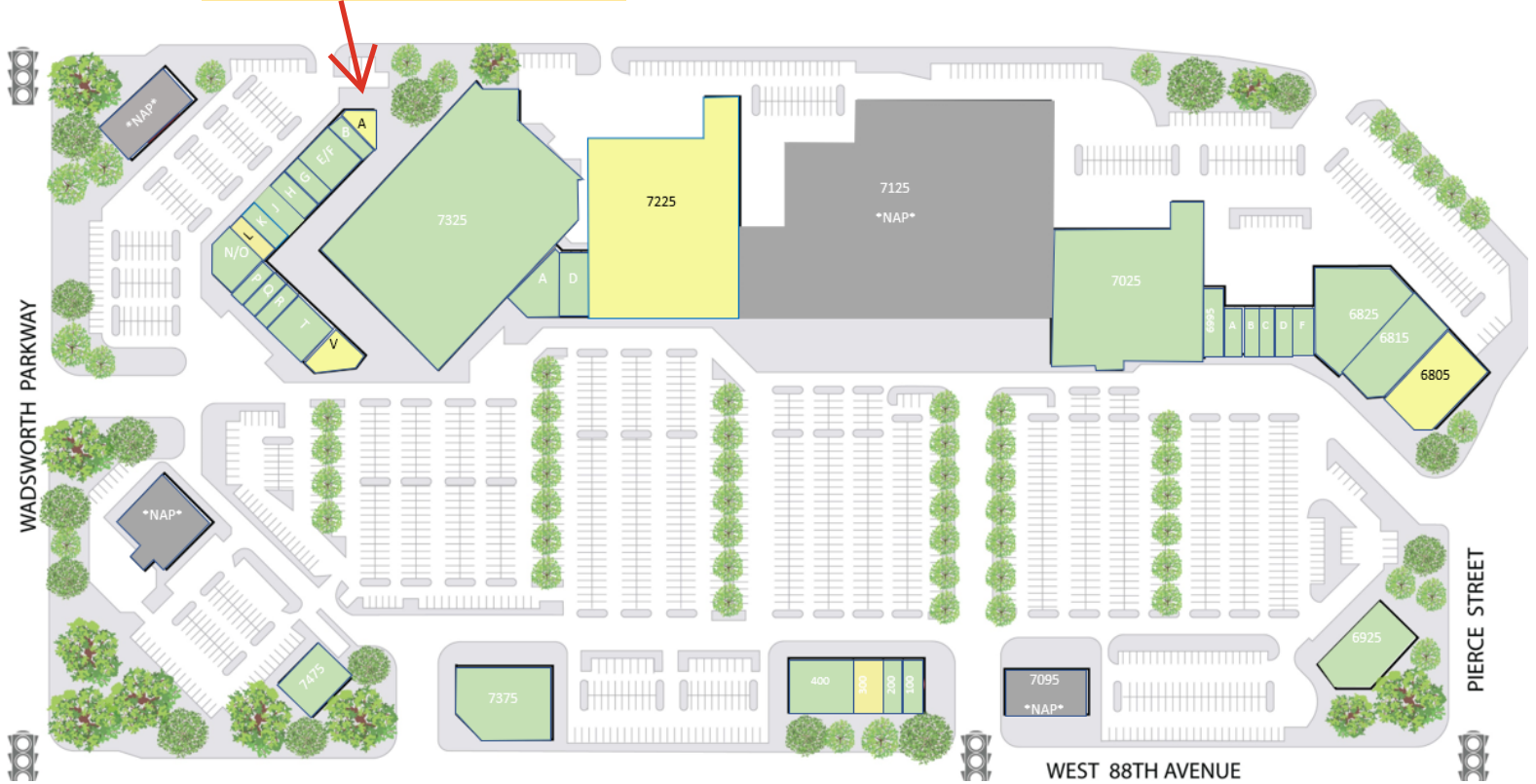
PADS - Tenant	Suite	Sqft
Chill's	7475	6,000
Raising Cane's	7375	Ground
Torchy's Tacos	7159-400	4,568
T-Mobile West LLC	7159-300	2,026
Lady Jane's	7159-200	1,407
Jersey Mikes	7159-100	1,500
Mattress Firm	6925	10,379

Tenant	Suite	Sqft
VACANT	7355A	2,820
US Navy	7355B	1,334
Department of Army	7355E	3,940
JC Barber's	7355G	930
USCG Recruiting Command	7355H	1,460
Tandy Leather	7355J	2,400
Plato's Closet Storage	7355K	1,440
Comeback Performance	7355L	1,107
LePeep Grill	7355N	3,315
Cake Crafts	7355P	1,400

Tenant	Suite	Sqft
PC City	7355Q	1,400
Connected Health	7355R	1,400
Plato's Closet	7355T	4,200
VACANT	7355V	5,008
Burlington Coat Factory	7325	79,750
My Salon Suites	7275A	5,822
Pho 78 Corporation	7275D	2,577
VACANT (Bed, Bath & Beyond)	7225	51,584
Urban Air	7025	36,416

Tenant	Suite	Sqft
Fred Astaire Dance Studio	6995	3,200
Ice Cream	6975A	1,400
Neighborhood Liquor Mart	6975B	1,610
Sally Beauty Supply	6975C	1,750
Touch Nails Studio	6975D	1,120
Vegas Nutrition	6975F	3,080
Havoc MMA	6825	15,000
Foss Swim School	6815	10,467
VACANT	6805	9,650

## Site Plan Grease Trap and Roll-Up Door



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**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.**

## **BROKERAGE DISCLOSURE TO TENANT**

### **DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

**Landlord's Agent:** A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

**Tenant's Agent:** A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

**Transaction-Broker:** A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

**Customer:** A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

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### **RELATIONSHIP BETWEEN BROKER AND TENANT**

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

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or real estate which substantially meets the following requirements:

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Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

#### **CHECK ONE BOX ONLY:**

**Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

**One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

**CHECK ONE BOX ONLY:**

**Customer.** Broker is the  landlord's agent  landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks:  Show the premises  Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

**Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.

**Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

**THIS IS NOT A CONTRACT.**

If this is a residential transaction, the following provision applies:

**MEGAN'S LAW.** If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

**TENANT ACKNOWLEDGMENT:**

Tenant acknowledges receipt of this document on \_\_\_\_\_.

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Tenant

**BROKER ACKNOWLEDGMENT:**

On \_\_\_\_\_, Broker provided \_\_\_\_\_ (Tenant) with this document via \_\_\_\_\_ and retained a copy for Broker's records.

Brokerage Firm's Name: \_\_\_\_\_



\_\_\_\_\_  
Broker