

# ALLIANCE WESTMINSTER OFFICE

9737 WADSWORTH PKY UNIT 105, WESTMINSTER, CO 80021



## PROPERTY DESCRIPTION

Main floor office space with independent access from the front door.

This space is turnkey and available. With lobby access, existing cubical space (could be used or taken out), and three areas that are either executive sized, or used as conference rooms, this space has a few options that will be attractive to many organizations.

Located in Westminster, approximately halfway between Denver and Boulder, this custom-built office building offers a one-of-a-kind opportunity to service the Northwest corridor in the Denver Metro area.

## OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Unit:	105
Available SF:	1,500 SF
Building Size:	35,072 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	196	637	3,275
Total Population	536	1,792	8,137
Average HH Income	\$143,156	\$138,819	\$110,650



**DOUG JENNINGS**  
 Commercial Broker  
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5440 Ward Road | Suite 260  
 Arvada, CO 80002

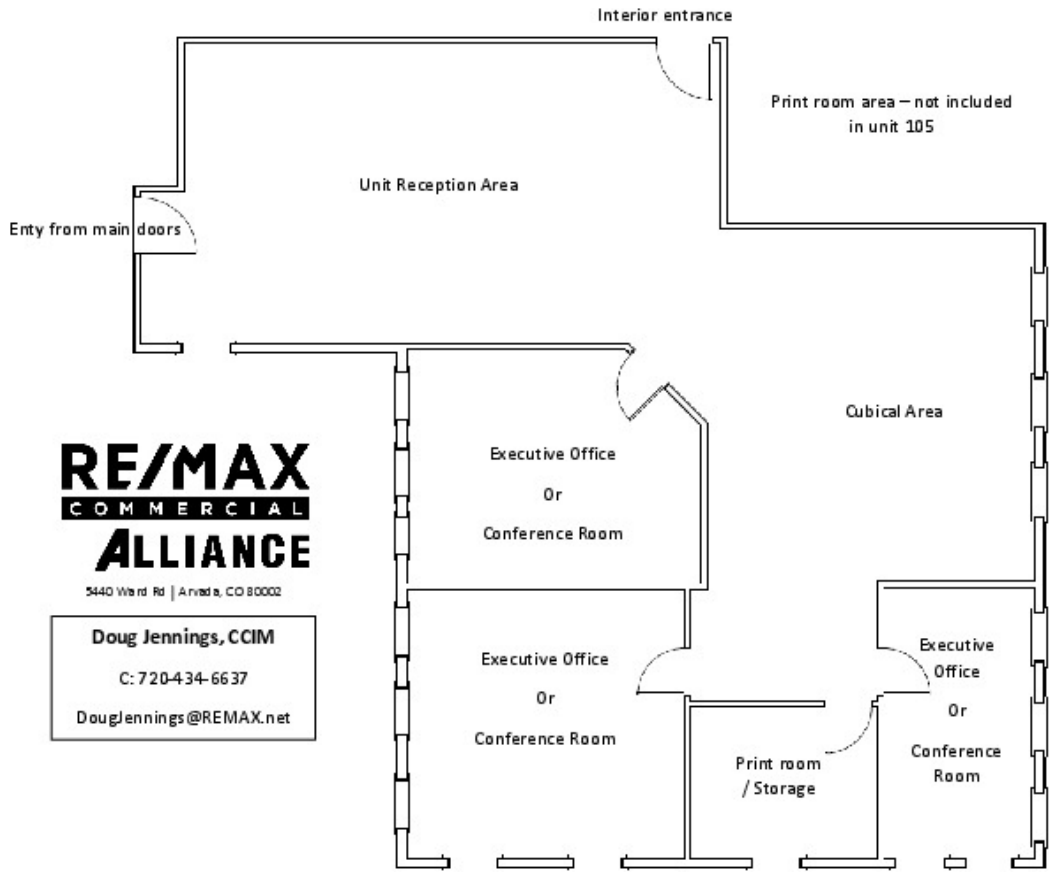
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**Unit 105** – 9737 Wadsworth Pkwy | Westminster CO 80021



**RE/MAX**  
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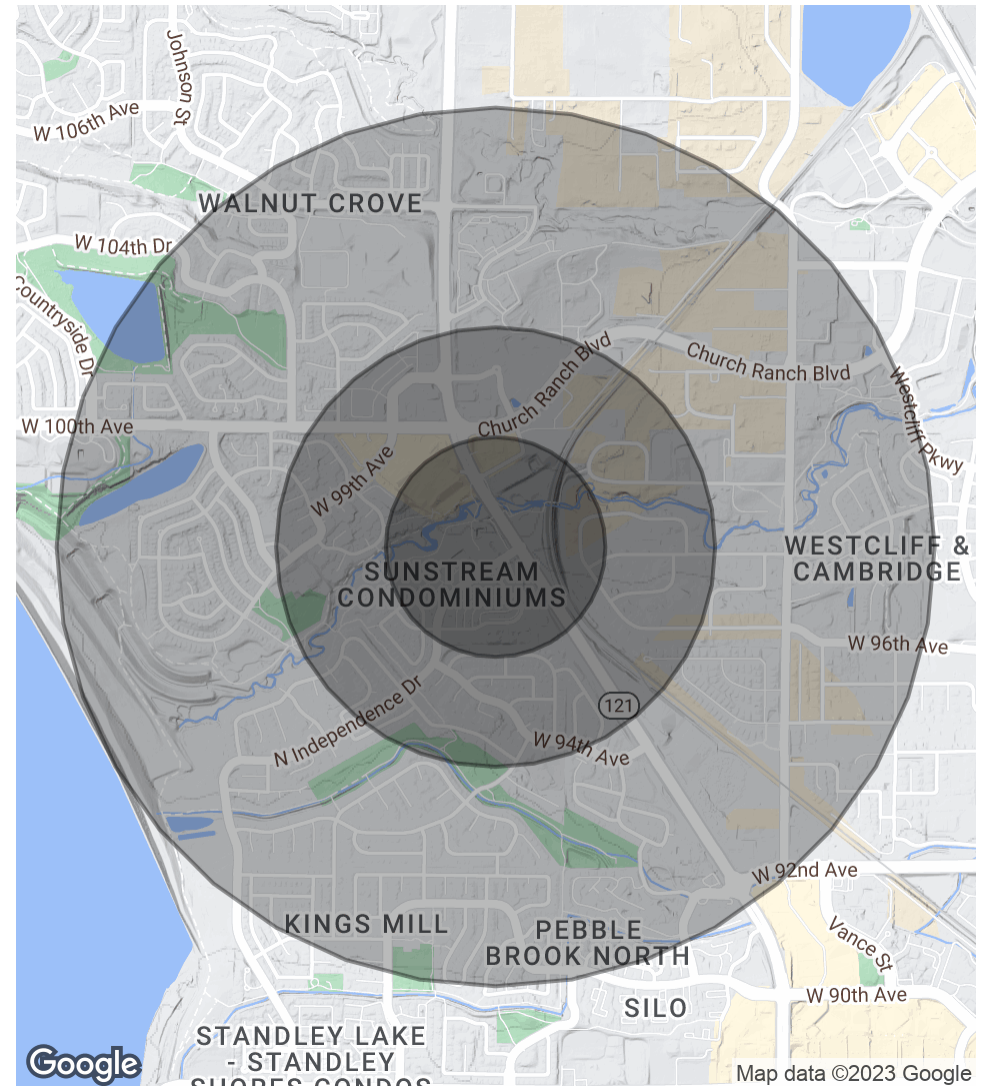
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	536	1,792	8,137
Average Age	44.1	42.1	42.9
Average Age (Male)	36.9	35.3	37.9
Average Age (Female)	52.1	50.7	47.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	196	637	3,275
# of Persons per HH	2.7	2.8	2.5
Average HH Income	\$143,156	\$138,819	\$110,650
Average House Value	\$412,979	\$424,133	\$393,517

\* Demographic data derived from 2020 ACS - US Census



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