



Each office independently owned and operated

FOR LEASE | OFFICE BUILDING

RE/MAX COMMERCIAL ALLIANCE

5440 Ward Road | Suite 260

Arvada, CO 80002

303.756.4747

COLORADOCOMMERCIALBROKERS.COM

ALLIANCE WESTMINSTER OFFICE

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PRESENTED BY:

DOUG JENNINGS

President

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX Commercial Alliance.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX Commercial Alliance has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX Commercial Alliance has not verified, and will not verify, any of the information contained herein, nor has RE/MAX Commercial Alliance conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY INFORMATION

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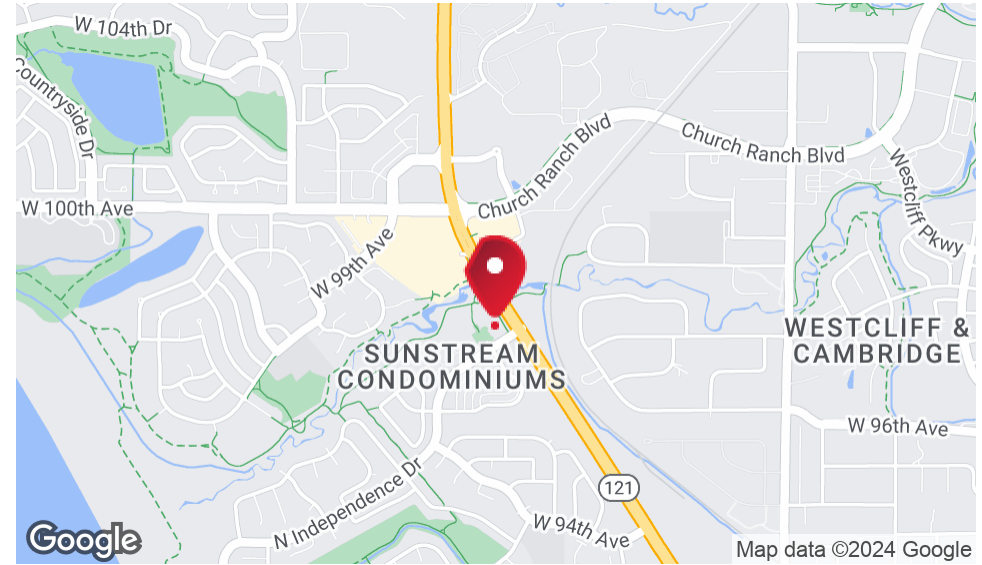
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	35,072 SF
Available SF:	1,500 SF
Number of Units:	105
Year Built:	2004

PROPERTY OVERVIEW

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.

PROPERTY HIGHLIGHTS

- -1,600 SFT
- Turn key office space
- Lobby / reception area
- 4 existing workstations (cubical)
- 3 executive offices
- - or conference rooms (2 in prior configuration)

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PROPERTY DESCRIPTION



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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.

LOCATION DESCRIPTION

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.

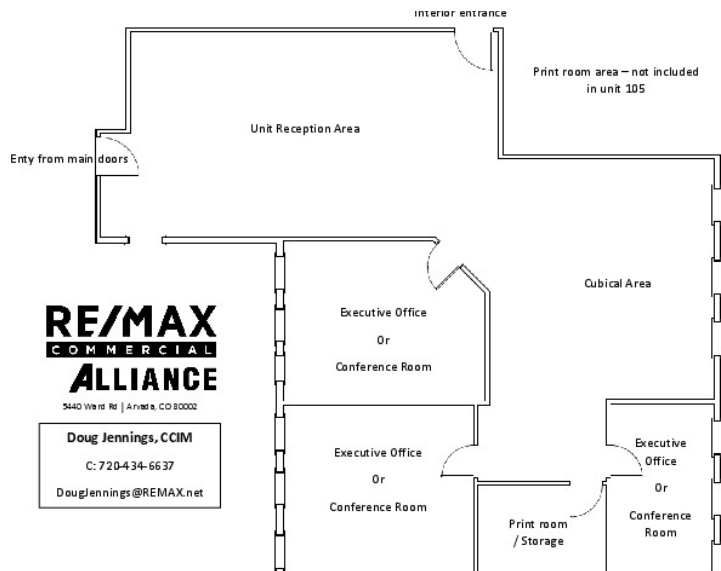
Westminster's population was 116,317 at the 2020 U.S. Census. It is the eighth most populous city in Colorado. The city is a part of the Denver-Aurora-Lakewood, CO Metropolitan Statistical Area and the Front Range Urban Corridor with a strong position of access from state highway 36.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- -1,600 SFT
- Turn key office space
- Lobby / reception area
- 4 existing workstations (cubical)
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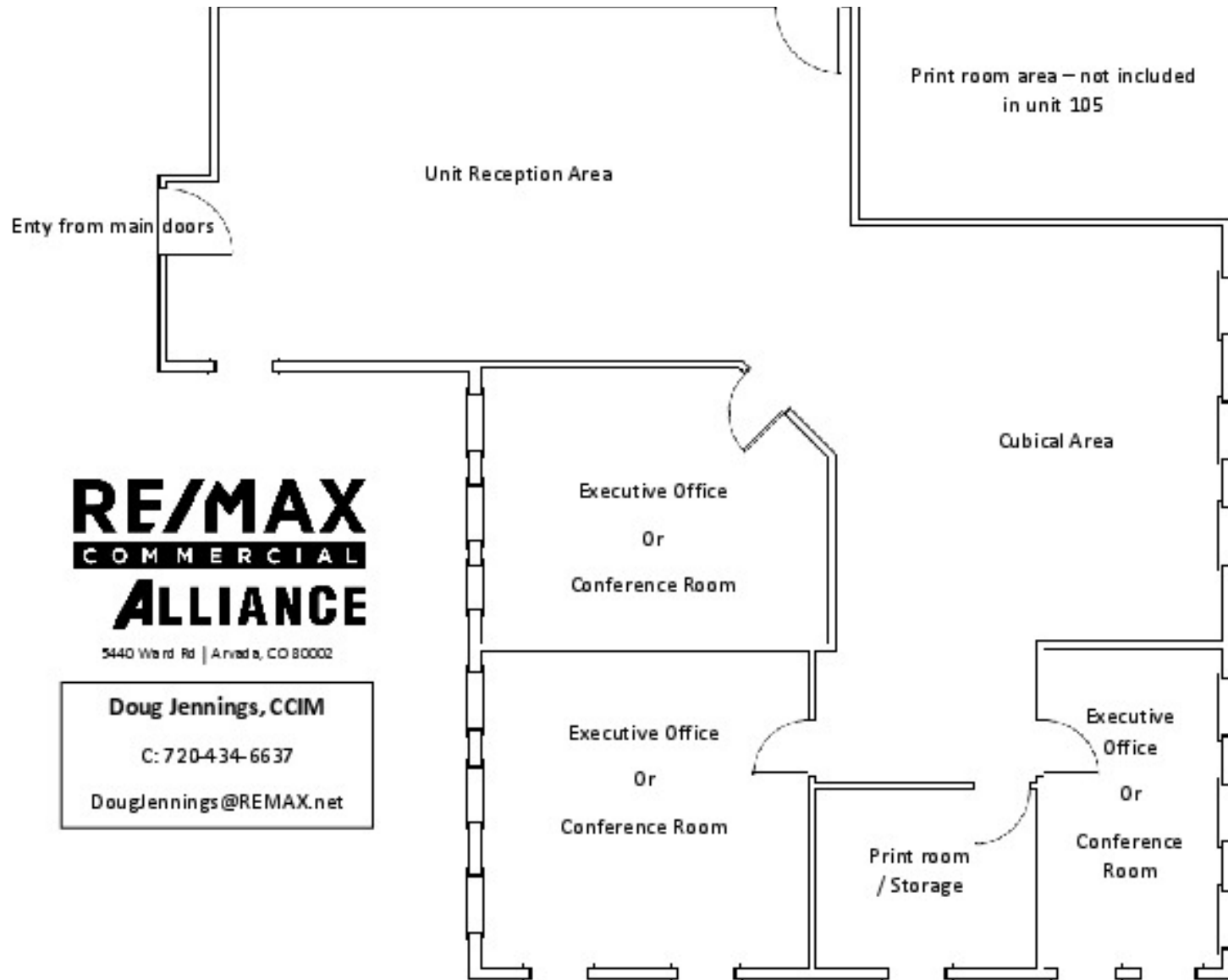
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//ADDITIONAL PHOTOS



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LOCATION INFORMATION

IN THIS SECTION

REGIONAL MAP

LOCATION MAP

AERIAL MAP

SITE PLANS

REGIONAL MAP



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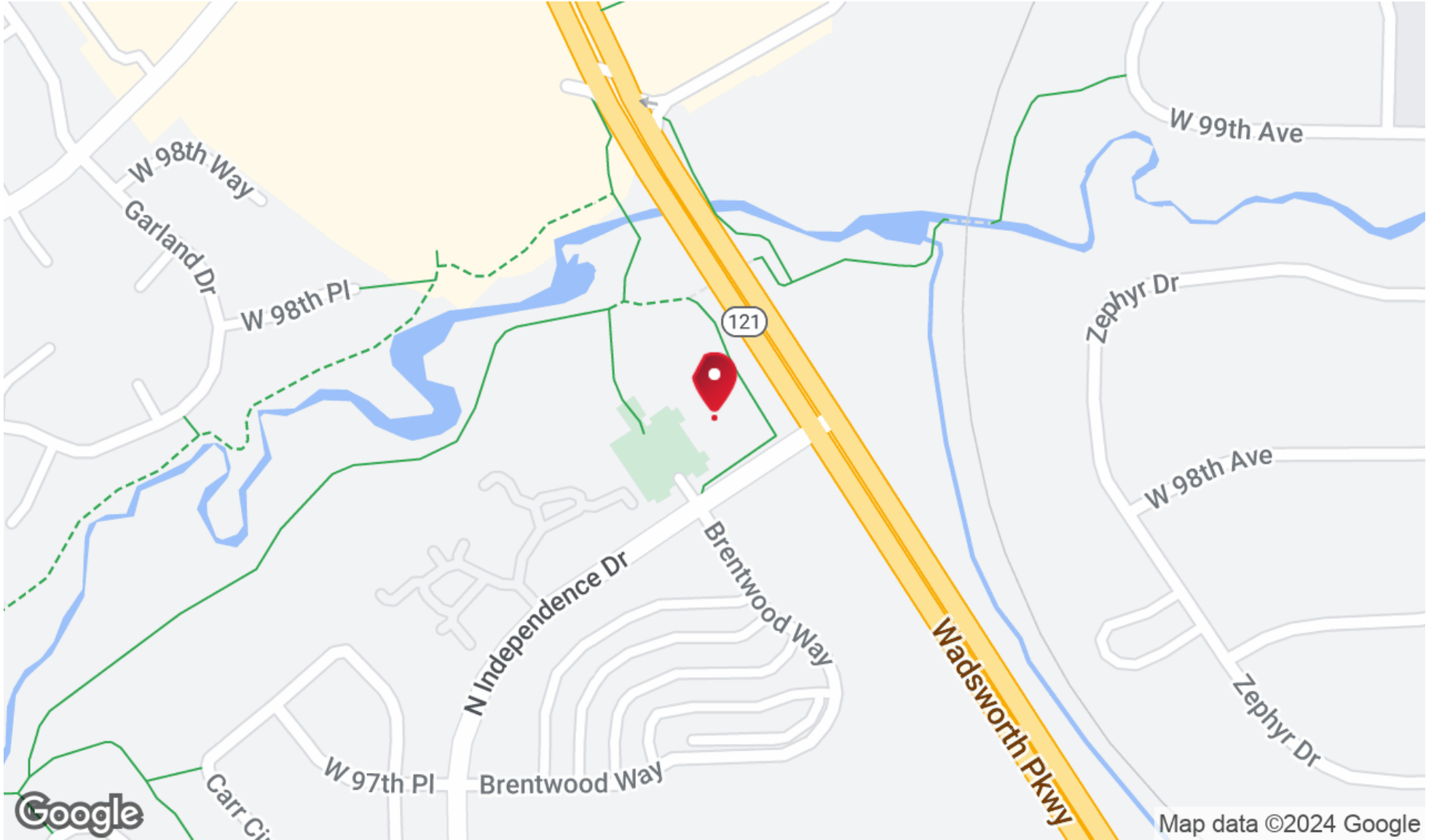
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LOCATION MAP



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AERIAL MAP



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/SITE PLANS



It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the [Media Tab](#) or
"Publish on Website and Docs" in the [Plans Tab](#))

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FINANCIAL ANALYSIS

IN THIS SECTION

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INCOME & EXPENSES

FINANCIAL SUMMARY

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OPERATING DATA

FINANCING DATA

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INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$0
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EXPENSES SUMMARY

OPERATING EXPENSES	\$0
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NET OPERATING INCOME	\$0
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SALE COMPARABLES

IN THIS SECTION

SALE COMPS

PDF WITH HEADER/FOOTER

SALE COMPS MAP & SUMMARY

SALE COMPS



It turns out, you don't have any Comps Selected!

(click "  **Edit Sale Comps**" in the Page Edit Bar)

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// I CAN CHANGE

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SALE COMPS MAP & SUMMARY



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LEASE COMPARABLES

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LEASE COMPS

LEASE COMPS MAP & SUMMARY

LEASE COMPS



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LEASE COMPS MAP & SUMMARY



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DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT

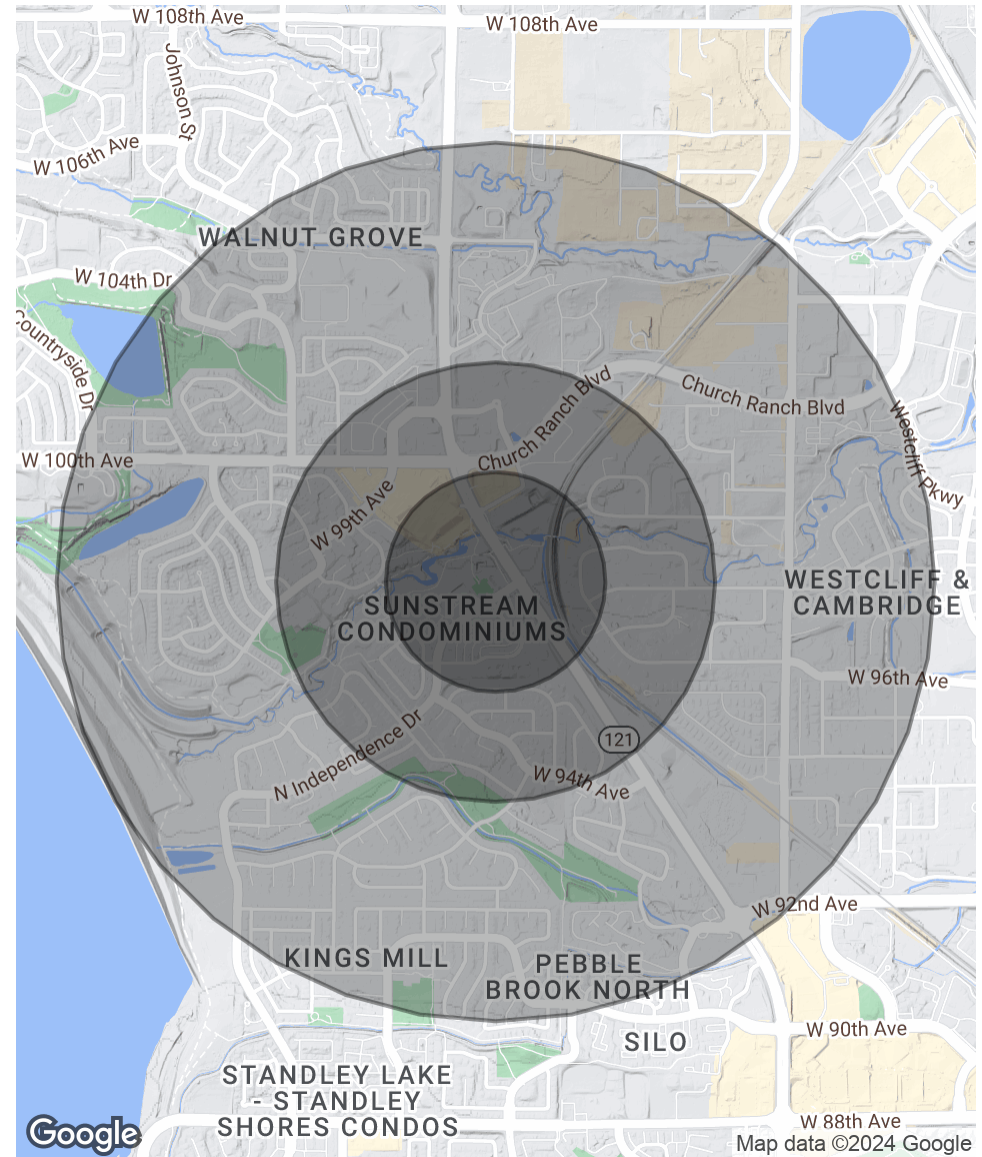
POPULATION

	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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ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

ADVISOR BIO 1

**DOUG JENNINGS**

President

dougjennings@remax.net

Direct: **720.434.6637****PROFESSIONAL BACKGROUND**

Doug started in real estate the day he got home from the Army in October of 2000 by investing in properties and gaining his broker's license under RE/MAX Alliance in 2001. While his starting point and roots are in residential real estate he has since expand his experience into commercial transactions and furthered his knowledge of investment properties by obtaining a masters degree in real estate from the University of Denver in 2014 and by obtaining his designation as a Certified Commercial Investment Member (CCIM) in 2016. He is constantly furthering his capabilities and efforts to best serve his clients and the real estate community as a whole.

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