



WESTMOOR CENTER



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Building 1 | 10055 Westmoor Drive

Located in the vibrant Northwest Denver market, Westmoor Center is a high quality office development in Westmoor Technology Park. With 6 LEED certified and Energy Star rated buildings managed by institutional ownership, Westmoor Center is an excellent option for tenants of all sizes and industries.



Come for the Quality Stay for the Experience

A few highlights of Westmoor Center include:



MANY ON-SITE AMENITIES

Westmoor Center offers a tenant-requested host of on-site amenities, with work/life balance in mind. Amenities include shower and locker facilities and enclosed bike shelters at each building, resident rates to the adjacent Heritage Golf Course and Westview Recreation Center, 3 miles of walking/running trails, on-site dry cleaning pick up and drop off in-suite, car wash and detail, yoga, fitness bootcamp, massage, physical therapy and much more.



FULLY EQUIPPED CONFERENCE CENTER

Centrally located in Building 3, the conference center features 4 state-of-the-art conference rooms that accommodate groups from 10 to over 100 people. The conference center is staffed with an on-site concierge/meeting planner and is equipped with a pre-function area and kitchen. Tenants can host meetings on-site at a significant discount from off-site hotels.



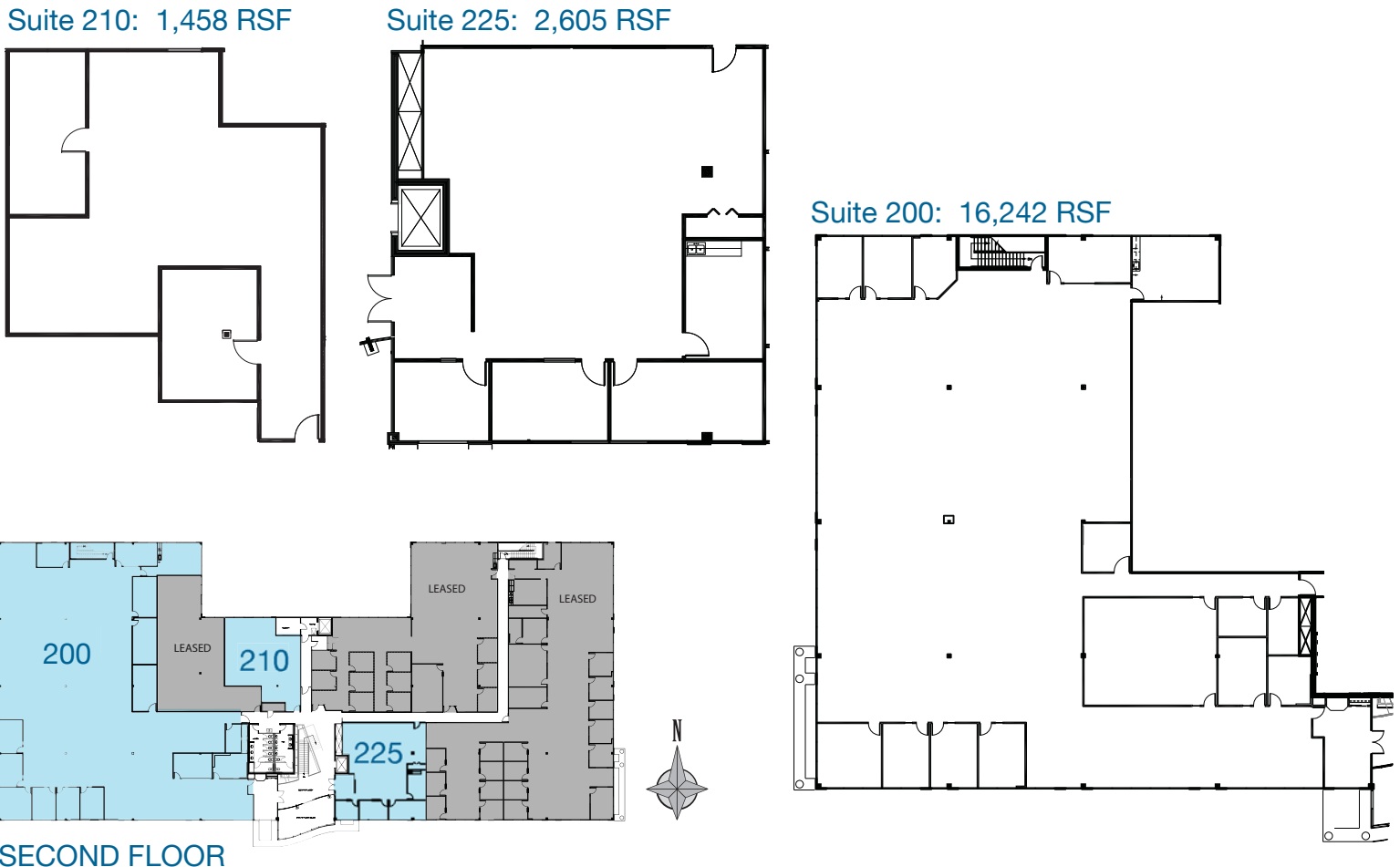
COMPLIMENTARY SHUTTLE SERVICE

Two shuttles provide tenants with convenient access to public transportation via the RTD Park -n-Ride hub at First Bank Center, and to surrounding hotels, restaurants and retail within a 5 mile radius.



BUSINESS EFFICIENCY

With hands-on institutional ownership and an on-site staff including property management, leasing, building engineers and day porters, tenants can rely on the efficient, responsive operation of Westmoor Center. At Westmoor Center, tenants can focus on what they do best - their business.



PROPERTY HIGHLIGHTS:

- Year Built: 1998
- Building Size: 83,238 RSF
- Number of Stories: 2
- Bay Depths: 50' - 0"
- Parking Ratio: 4.84: 1000
- Floorplates:
 - 1st Floor: 42,353 RSF
 - 2nd Floor: 40,885 RSF
- Availabilities:
 - Suite 200: 16,242 RSF
 - Suite 210: 1,458 RSF
 - Suite 225: 2,605 RSF (available 7/1/14)



- BUILDING DETAILS:**
- Steel frame with E.I.F.S. exterior and tinted ribbon glass.
 - Clear heights under suspended grid ceiling up to 12' on the 1st floor and 10' on the 2nd floor.
 - 10 watts psf, including dual feed electrical service with an ATO switch for redundant and reliable power.
 - Shipping/receiving area offers grade level, van height, dock-high loading and service elevator to the 2nd floor.