

METROTECH CENTRE

12001 - 12071 TEJON :: WESTMINSTER, COLORADO

LOCATION
AERIAL



FOR MORE
INFORMATION
PLEASE CONTACT

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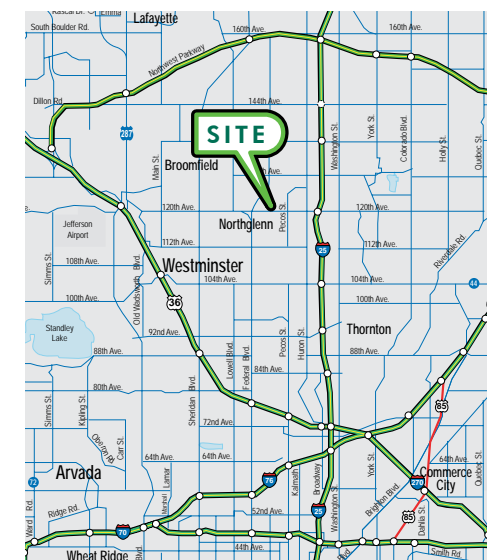
FLEX SPACE
AVAILABLE

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LOCATION MAP



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AVAILABLE:

Building 3: 3,030 SF & 5,550 SF
Combine for 8,580 SF

LEASE RATE:

\$13.00/SF NNN

LEASE TERMS:

3-5 Years

PARKING:

4:1,000 SF

LOADING:

Drive-in (10' x 10')

CLEAR HEIGHT:

12'

NNN EXPENSES:

\$3.85/SF (2013)

PROPERTY FEATURES:

- :: Incredible visibility from 120th Avenue with exposure to 45,000 cars per day
- :: Building and monument signage available
- :: Ready for immediate occupancy
- :: Easy access to I-25, Highway 287 and Interlocken

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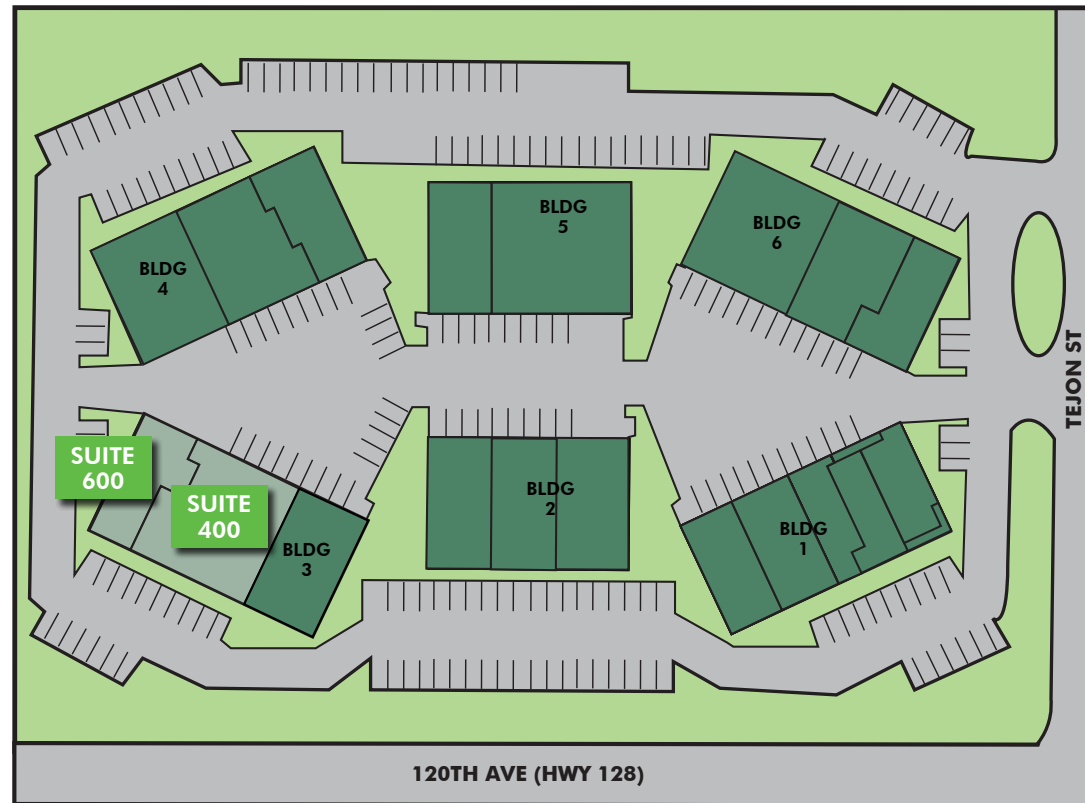
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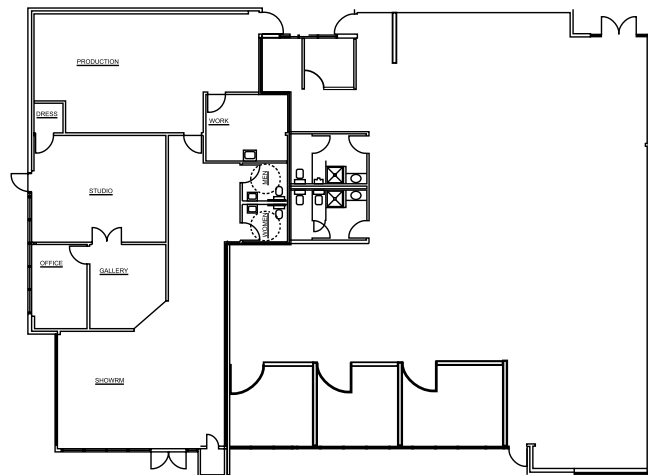
SITE PLAN



AVAILABLE SUITES

BUILDING 3 :: 12061 TEJON ST.

SUITE 600 (End Cap) 3,030 SF \$13.00/SF NNN 100% Office	SUITE 400 5,550 SF \$13.00/SF NNN Shell Condition
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Can Accommodate
Office or Warehouse
1-2 drive-in doors

Combine Suite 600 and
Suite 400 for 8,580 SF

ADDITIONAL FEATURES

- :: Numerous retail and service amenities nearby
- :: 24/7 access and HVAC
- :: Efficient floor plans
- :: High-image construction with wraparound glass
- :: Abundant parking
- :: 120th frontage, good visibility

AMENITIES AERIAL

