

11000 WESTMOOR CIRCLE • WESTMINSTER, CO 80021

Westmoor Place





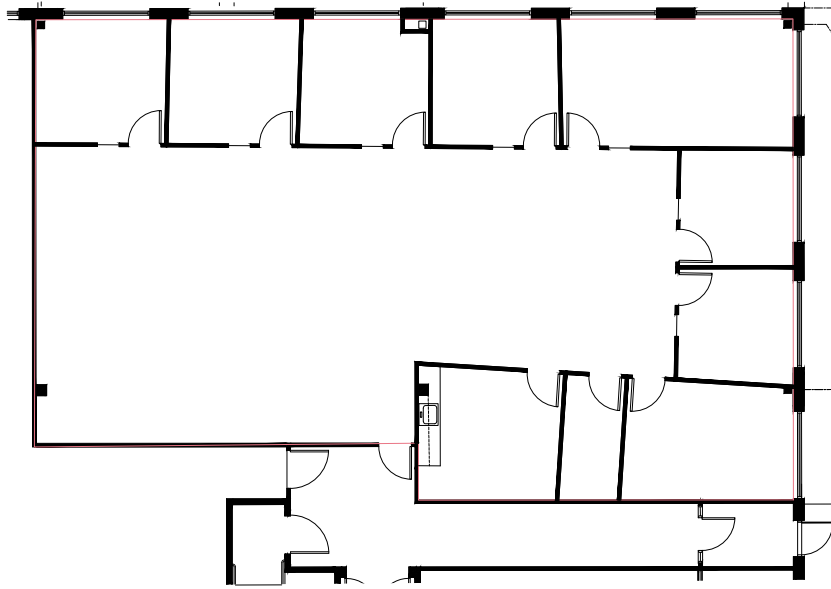
Building Information

Year built:	2001
Building size:	161,325 SF
Average floorplate:	41,652 SF
Number of floors:	4
Class:	A
Available:	92,316 SF
Lease Rate:	\$18.00 - \$19.00 / SF NNN
Estimated operating expenses (2019):	\$9.84 + separately metered electricity
Parking ratio:	4.26 : 1,000 SF
Building amenities:	<ul style="list-style-type: none">• Resident rates for West View Recreation Center and golf and dining at the Heritage Golf Course at Westmoor• Shuttle service to the RTD park-n-ride and numerous amenities within a 5-mile radius• First class conference center and concierge services at Westmoor Business Center• Showers and lockers on site• Card key access• Wi-fi in common area plazas• Enclosed bike lockers• Pocket park with basketball and volleyball courts• 3-phase power and redundant power source with automatic turnover switch

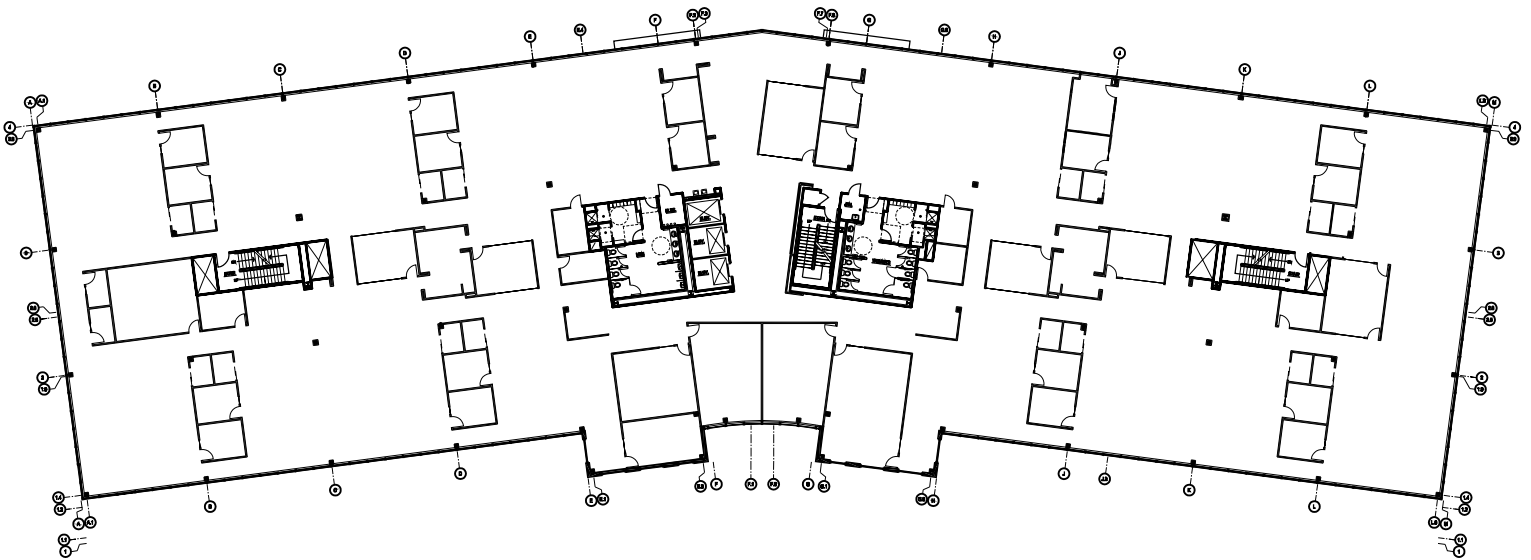


Current Availabilities

Level One - Suite 150 - 3,180 SF - *Available January 1, 2020*



Level Three - 41,652 SF available



Location & Amenities

Westmoor Place, located in Westmoor Technology Park, is an ideal location for companies desiring a workplace geared to attracting quality employees and ensuring employee well being.

The area's highly educated workforce and access to highly acclaimed learning / research centers such as the University of Colorado-Boulder, are large factors in attracting innovative and up and coming organizations. Corporate neighbors include Ball Corporation, Trimble Navigation, MAXIMUS Federal Services and CACI.

Area amenities abound and feature:

- Convenient access to downtown Denver, the Interlocken Advanced Technology Environment and Boulder
- Numerous nearby hotels including the Westin Westminster and Omni Interlocken Resort and Spa
- Close proximity to an abundance of fine dining and fast food, Flatiron Crossing Mall, Westminster Promenade and other retail opportunities and services
- On-site golf course as well as easy access to the West View Recreation Center and hiking and biking trails
- Stunning mountain views



For information, please contact:



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