



**WESTPARK PLACE**  
**OFFICE SPACE** FOR LEASE  
8700 TURNPIKE DRIVE | WESTMINSTER | COLORADO



**Dean  
Callan**  
& COMPANY, INC.

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Suite 200  
Boulder, CO 80303  
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## WESTPARK PLACE

Professional Office building with an established owner that provides management services and an exceptionally well-maintained property to users from a variety of industries. Westpark Place is situated along Highway 36 and provides excellent identity and interstate access. The beautiful building has a spectacular view of downtown Denver and panoramic western views. The property is beautifully landscaped, has updated common areas, surface parking, a tenant shower facility and sawtooth floorplans with multiple corner offices to users

## BUILDING INFORMATION

|               |                          |
|---------------|--------------------------|
| BUILDING SIZE | 76,061 SF                |
| AVAILABILITY  | 1,240 - 14,468 RSF       |
| STORIES       | 5                        |
| YEAR BUILT    | 1986 (RENOVATED IN 2017) |
| PARKING RATIO | 4.40/1,000 SF            |

## AMENITIES

- 24/7 Access
- Panoramic Western Views
- Building Signage Available for Users over 14,000 SF
- Walkable to Sheridan Park-N-Ride/RTD Station
- Numerous Retail/Service Providers within walking distance
- Prominent Highway 36 Identity
- Approximately 86,000 Vehicles Per Day (VPD) on Highway 36
- Showers Available to Users in Building

## RENOVATIONS

- LED Lighting Upgrades in Common Areas
- Restrooms
- Elevator Lobby Finishes
- Electronic Directory



# SUITE 150

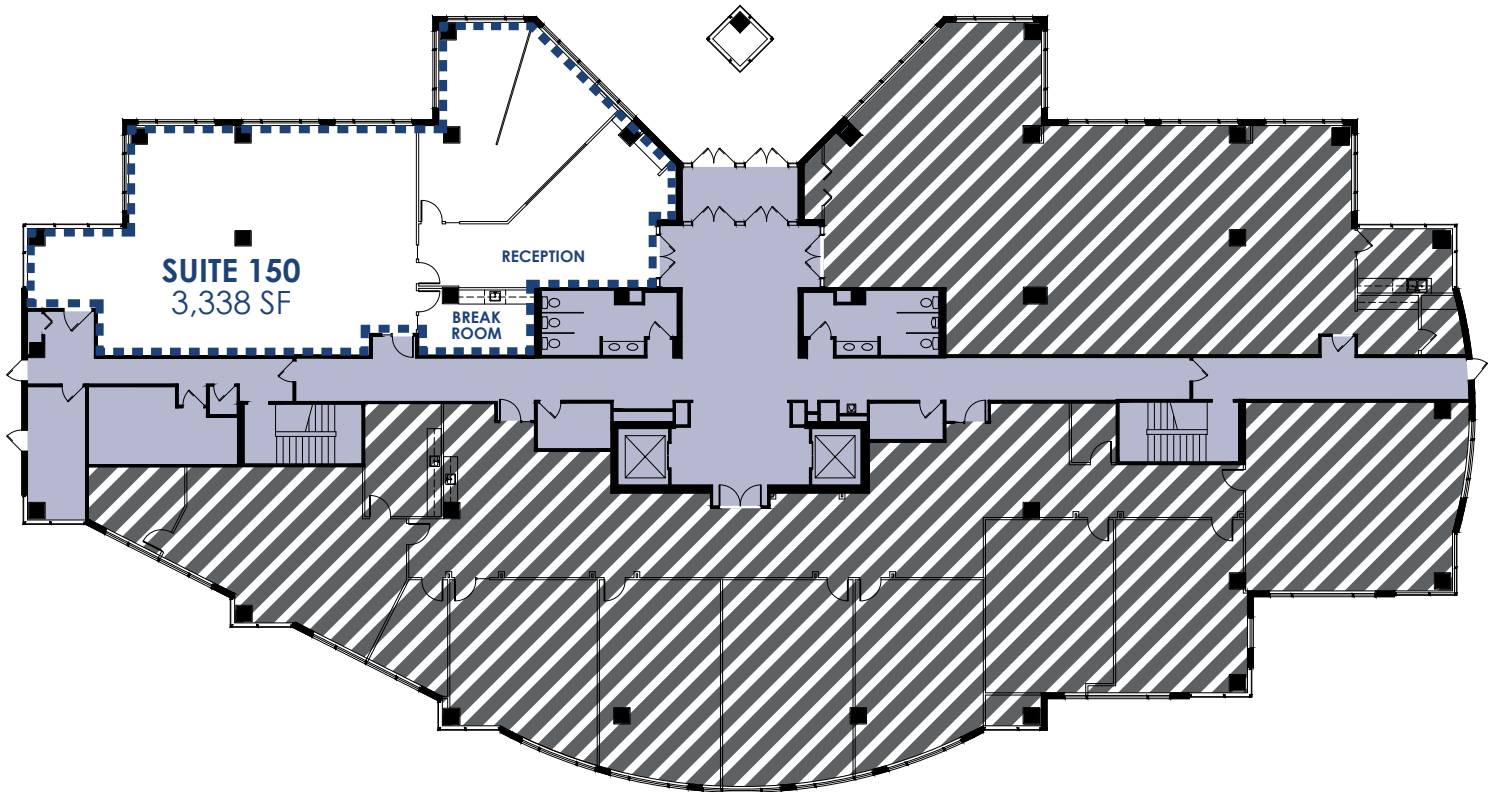
SIZE 3,338 RSF

LEASE RATE \$23.00 - \$24.00 FULL SERVICE GROSS\*

Reception area, large open areas and break room. Great first floor lobby identity!



<https://youtu.be/v6fgLbNg5yl>



■ COMMON AREA

▨ LEASED

*\*Rental & Real Estate Taxes, Insurance and OPEX are charged over and above a negotiated Base Year*

## SUITE 215

|            |                                       |
|------------|---------------------------------------|
| SIZE       | 2,795 RSF                             |
| LEASE RATE | \$23.00 - \$24.00 FULL SERVICE GROSS* |



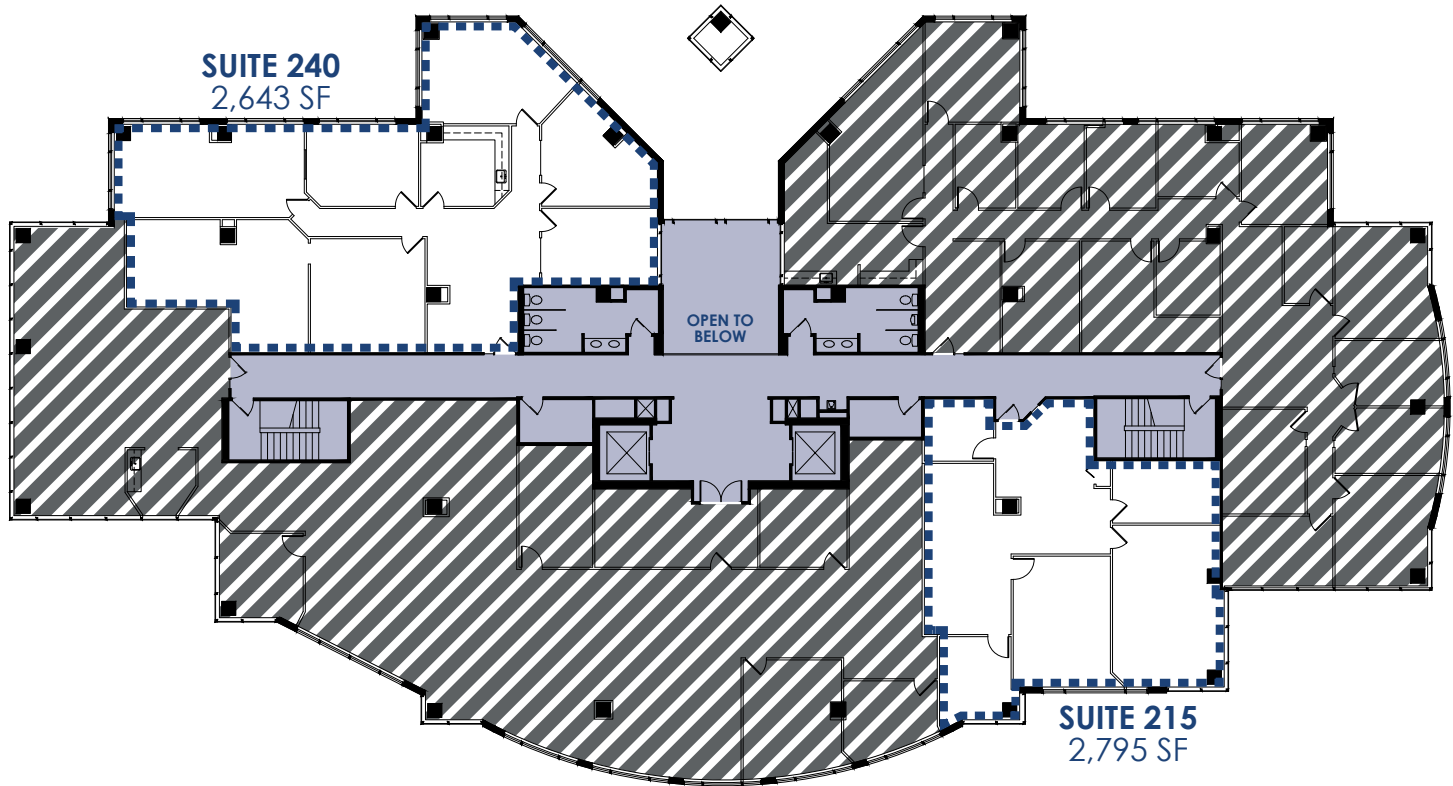
Fantastic western views! Reception area, interior conference room, private offices, open space and kitchen area.

## SUITE 240

|            |                                       |
|------------|---------------------------------------|
| SIZE       | 2,643 RSF                             |
| LEASE RATE | \$23.00 - \$24.00 FULL SERVICE GROSS* |



A stylish professional office space that includes a reception area, interior conference room, private offices, and kitchen area.



■ COMMON AREA  
▨ LEASED

\*Rental & Real Estate Taxes, Insurance and OPEX are charged over and above a negotiated Base Year

## SUITE 300

|            |                                       |
|------------|---------------------------------------|
| SIZE       | 4,235 RSF                             |
| LEASE RATE | \$23.00 - \$24.00 FULL SERVICE GROSS* |



Reception area, private offices, conference room, open area, and break room.

## SUITE 301

|            |                                       |
|------------|---------------------------------------|
| SIZE       | 1,240 RSF                             |
| LEASE RATE | \$23.00 - \$24.00 FULL SERVICE GROSS* |

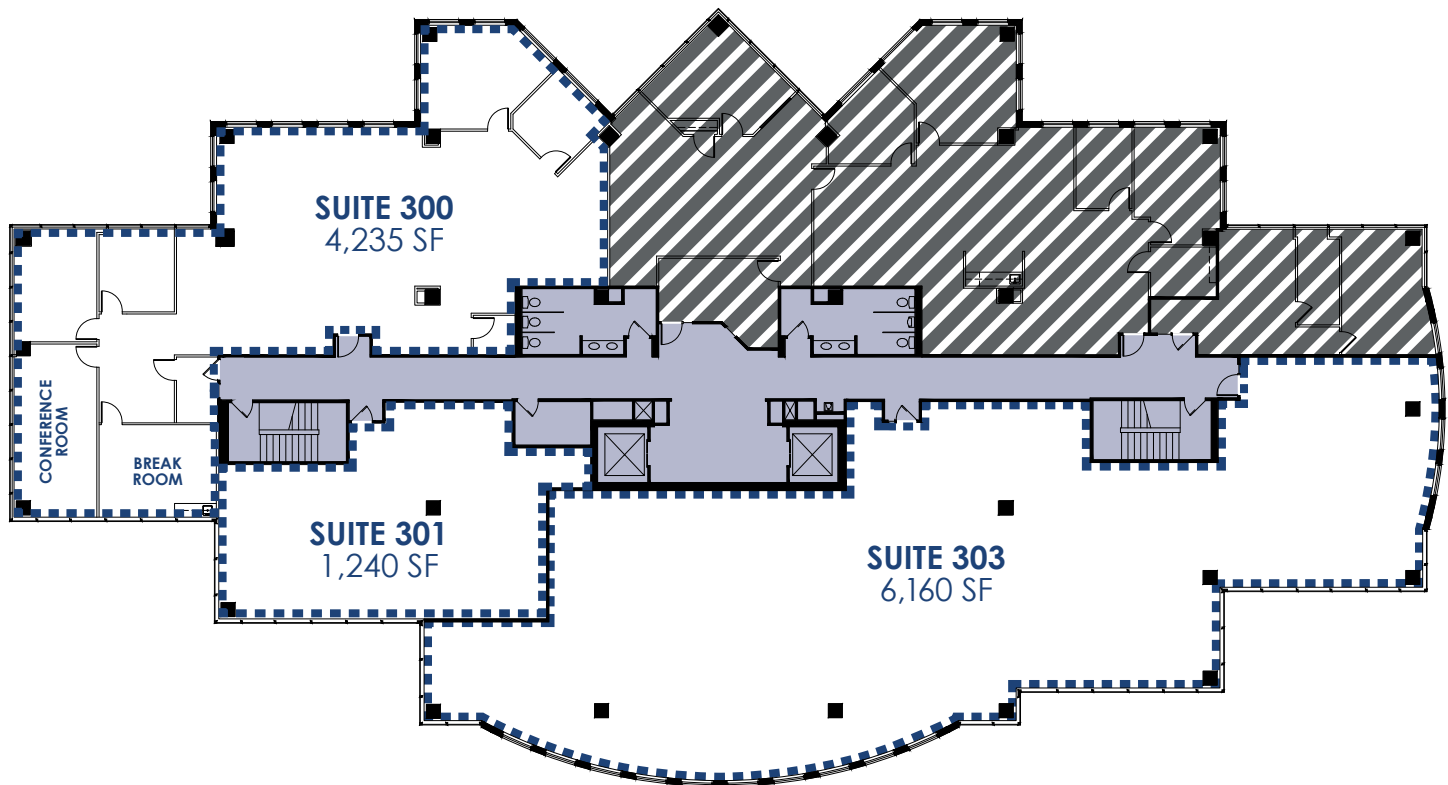


Open office space

## SUITE 303

|            |                                       |
|------------|---------------------------------------|
| SIZE       | 6,160 RSF                             |
| LEASE RATE | \$23.00 - \$24.00 FULL SERVICE GROSS* |

Private offices, conference room, open area, and break room.



- COMMON AREA
- ▨ LEASED

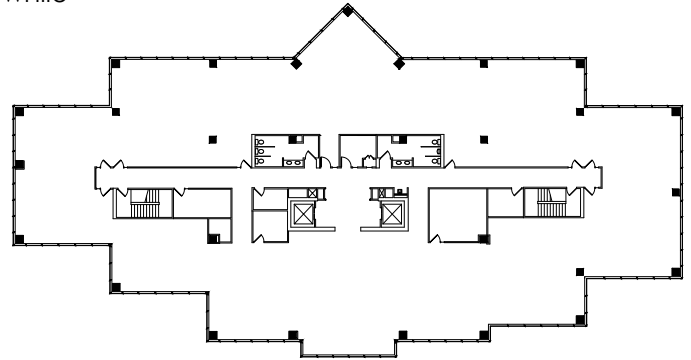
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# SUITE 500

|            |                                       |
|------------|---------------------------------------|
| SIZE       | 14,468 RSF                            |
| LEASE RATE | \$24.00 - \$25.00 FULL SERVICE GROSS* |

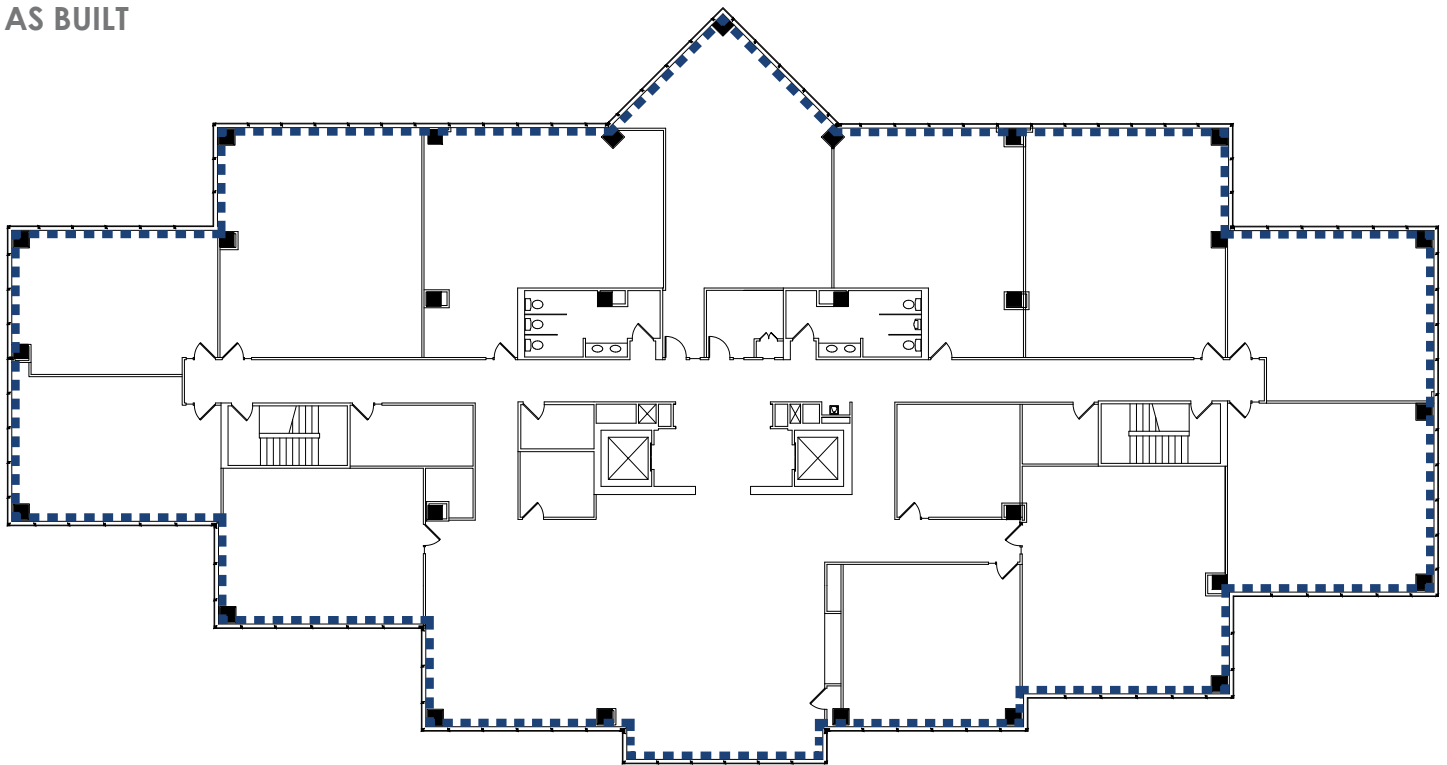
Entire 5th floor available with spectacular panoramic western views. Rights to building signage for full floor users. Completely customizable to maximize floorplate. Build what you need, while capturing one of the only full floor vacancies in the Highway 36 /Interlocken Technology Park Corridor.

## SAMPLE FLOOR PLATE



**SUITE 500**  
**VIRTUAL TOUR**  
<https://youtu.be/qn1elvoQgfA>

## AS BUILT



- COMMON AREA
- ▨ LEASED



MOUNTAIN  
VIEWS

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