

# Business Center at Westminster Mall

## 121,888 Sq. Ft. INDUSTRIAL

6020-6494 W. 91st Avenue, 9032-9088 Marshall Court, Westminster, CO 80030



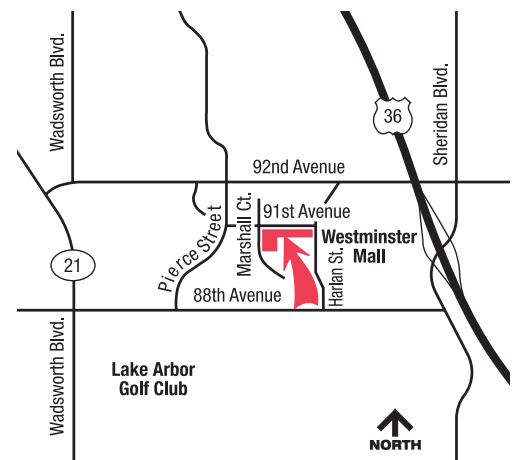
Lease rates & terms are negotiable.

■ AVAILABLE



- Attractive single-story buildings surrounded by mature landscaping
- Within walking distance of convenient services including restaurants and retail shopping
- Overhead doors at grade, Bldg. 2 - dock-high doors for maximum productivity

- Easy access to US-36, Sheridan Blvd., Wadsworth Blvd., 88th Ave. & 92nd Ave.
- High speed Internet access available
- Local ownership
- Responsive, professional management



**CONTACT: Ryan Good, Vice President Leasing/Sales 303.223.0496 [rgood@etkinjohnson.com](mailto:rgood@etkinjohnson.com)**

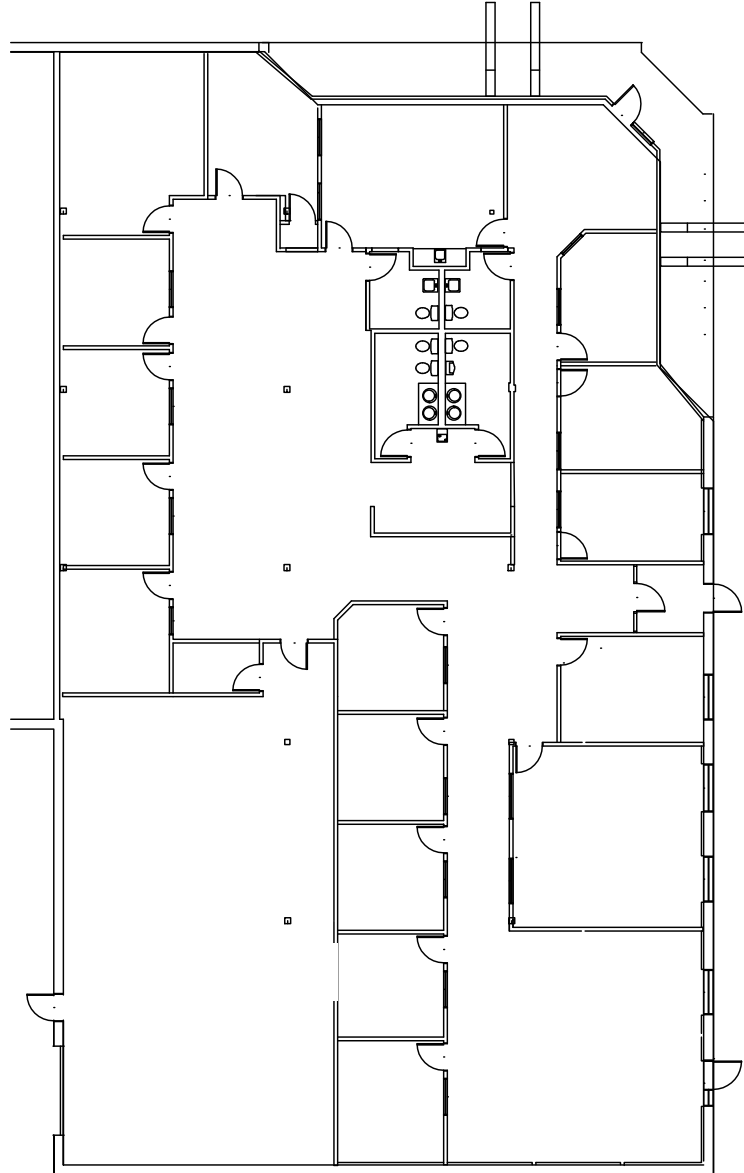
# Business Center at Westminster Mall

121,888 Sq. Ft. INDUSTRIAL

6040 W. 91st Avenue, Westminster, CO 80030

Suite 6020, 9,420 SF

Lease rates & terms are negotiable.



ETKIN  
JOHNSON  
GROUP



- 7,074 SF Finished Office
- 18' Clear
- 1 Drive-In Door 10' x 14'
- Good Access To US-36
- Available Now

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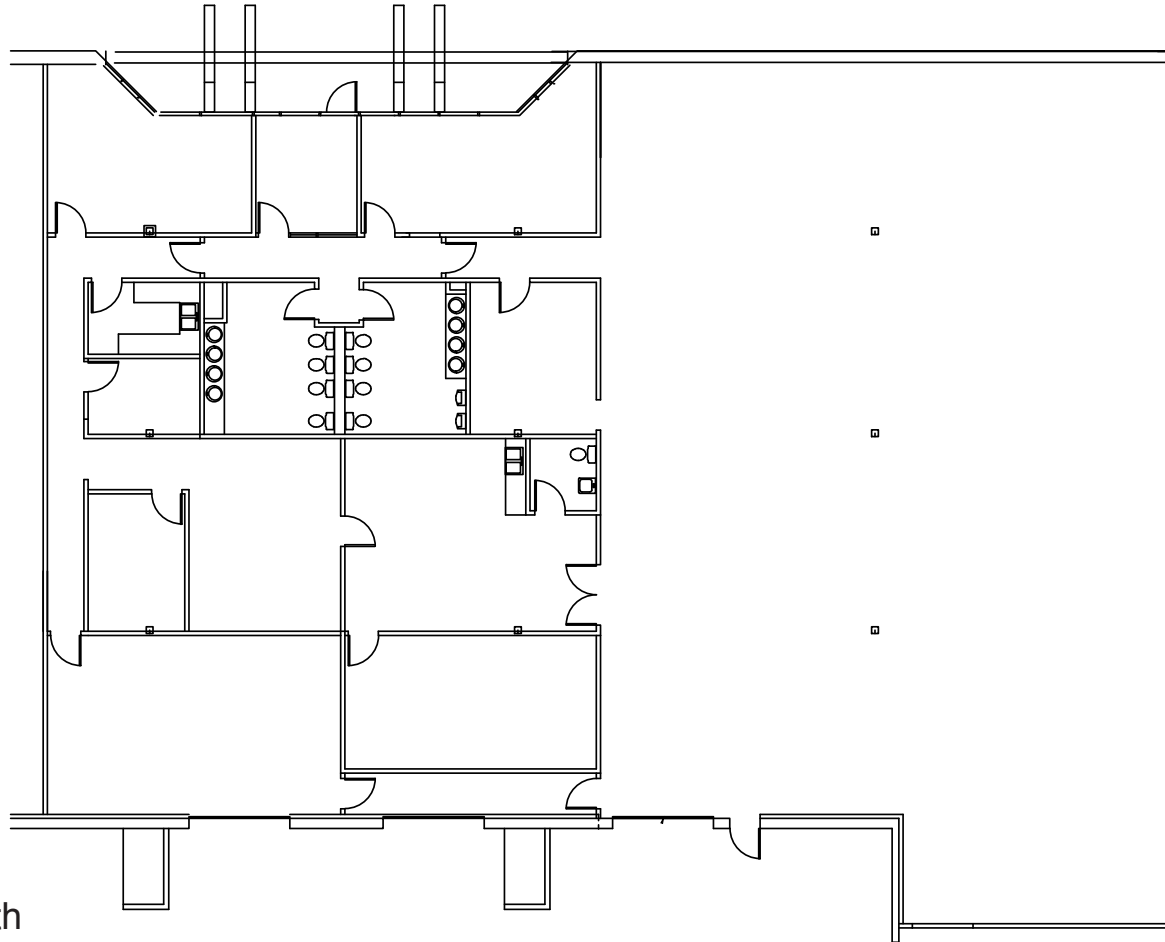
# Business Center at Westminster Mall

121,888 Sq. Ft. INDUSTRIAL

6262 W. 91st Avenue, Westminster, CO 80030

Suite 6262 W 91ST, 8,850 SF

Lease rates & terms are negotiable.



Can be combined with  
Suite 6272 for 20,840 SF

ETKIN  
JOHNSON  
GROUP



- 3,130 SF Office
- 18'6" Clear
- 2 Drive-In Doors  
10' x 12'
- Fire Sprinklers
- Good Access To  
US-36
- Available Now

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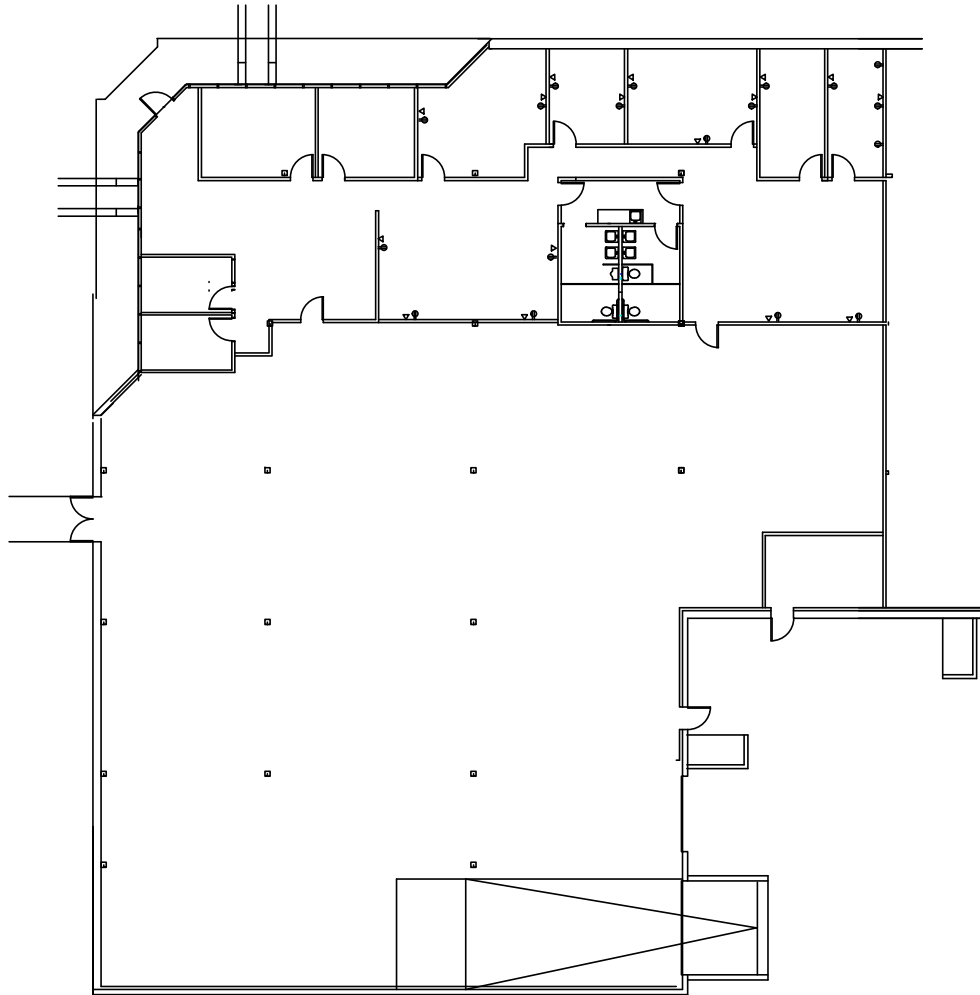
# Business Center at Westminster Mall

121,888 Sq. Ft. INDUSTRIAL

6272 W. 91st Avenue, Westminster, CO 80030

Suite 6272 W 91ST, 11,990 SF

Lease rates & terms are negotiable.



Can be combined with  
Suite 6262 for 20,840 SF

ETKIN  
JOHNSON  
GROUP



- 3,400 SF Office
- 18'6" Clear
- 1 Drive-In Dock Door  
10' x 14'
- 1 Drive-In Door  
10' x 12'
- Fire Sprinklers
- Good Access To  
US-36
- Available Now

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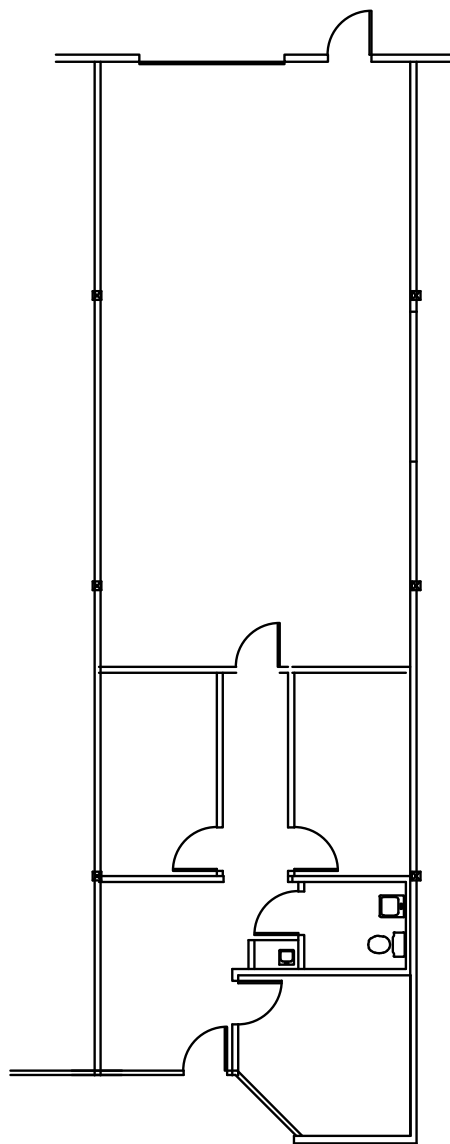
# Business Center at Westminster Mall

121,888 Sq. Ft. INDUSTRIAL

6040 W. 91st Avenue, Westminster, CO 80030

Suite 9072, 1,650 SF

Lease rates & terms are negotiable.



ETKIN  
JOHNSON  
GROUP



- 650 SF Finished Office
- 12' Ceilings
- 1 Drive-In Door 10'x12'
- Good Access To US-36
- Available Now

CONTACT: Ryan Good, Vice President Leasing/Sales 303.223.0496 [rgood@etkinjohnson.com](mailto:rgood@etkinjohnson.com)