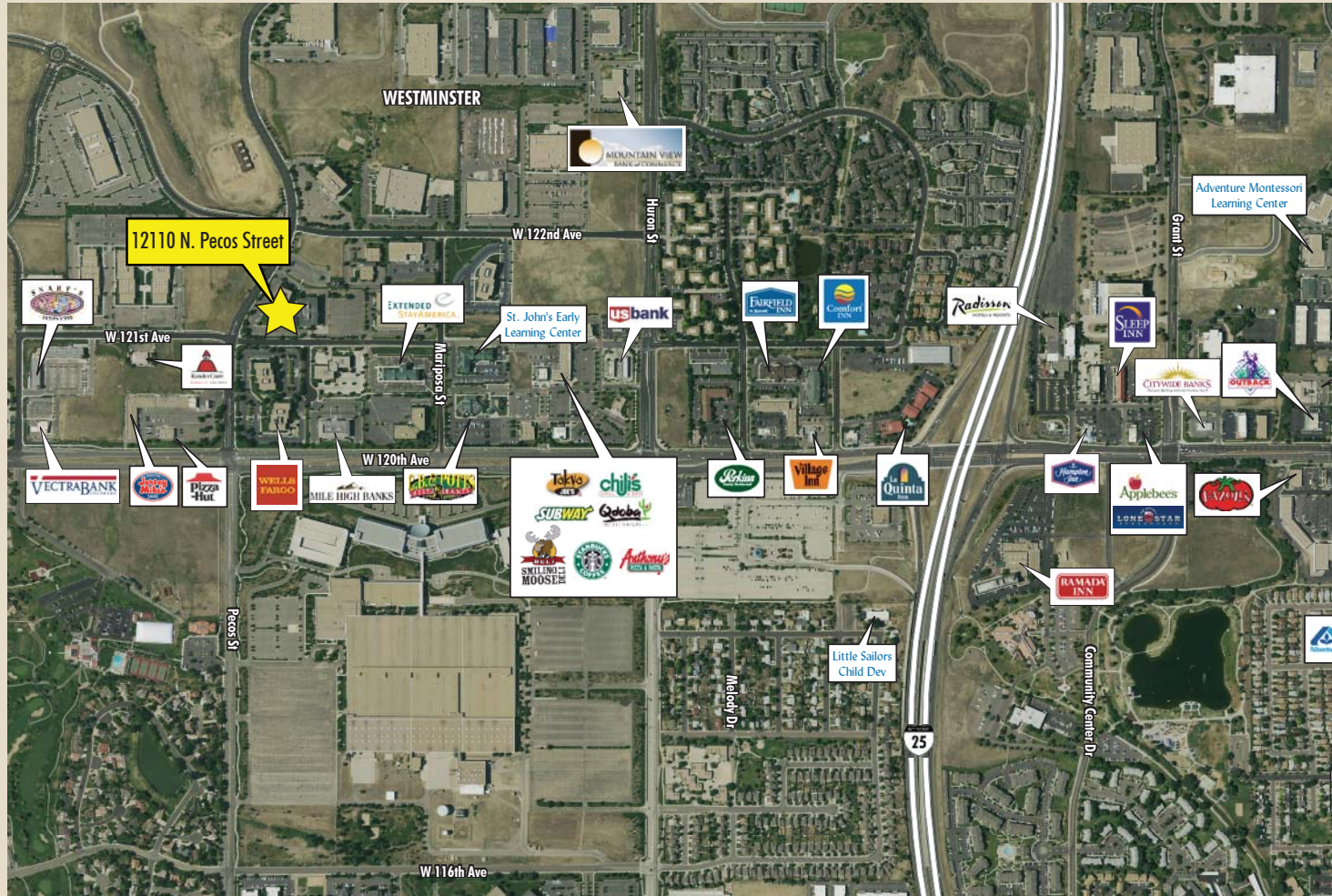


# 12110 N. PECOS STREET

WESTMINSTER, CO 80234



FOR MORE INFORMATION PLEASE CONTACT

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# 12110 N. PECOS STREET

WESTMINSTER, CO 80234

FOR LEASE



<b>SPACE AVAILABLE</b>	<b>Second Floor</b> (ready for buildout) Suite 260:	3,305 RSF
<b>ASKING LEASE RATE</b>	\$20.00 - \$21.00 FSG	
<b>EXPENSES</b>	Base Year Stop	
<b>PARKING</b>	4.5:1,000 RSF leased (adjacent ground available for potential additional parking)	
<b>ACCESS</b>	Close to I-25 off of 120th Avenue	
<b>RENOVATIONS</b>	Updated lobby, Restrooms and Elevator Cabs	
<b>FIBER/INTERNET</b>	Qwest and Comcast is available in building	

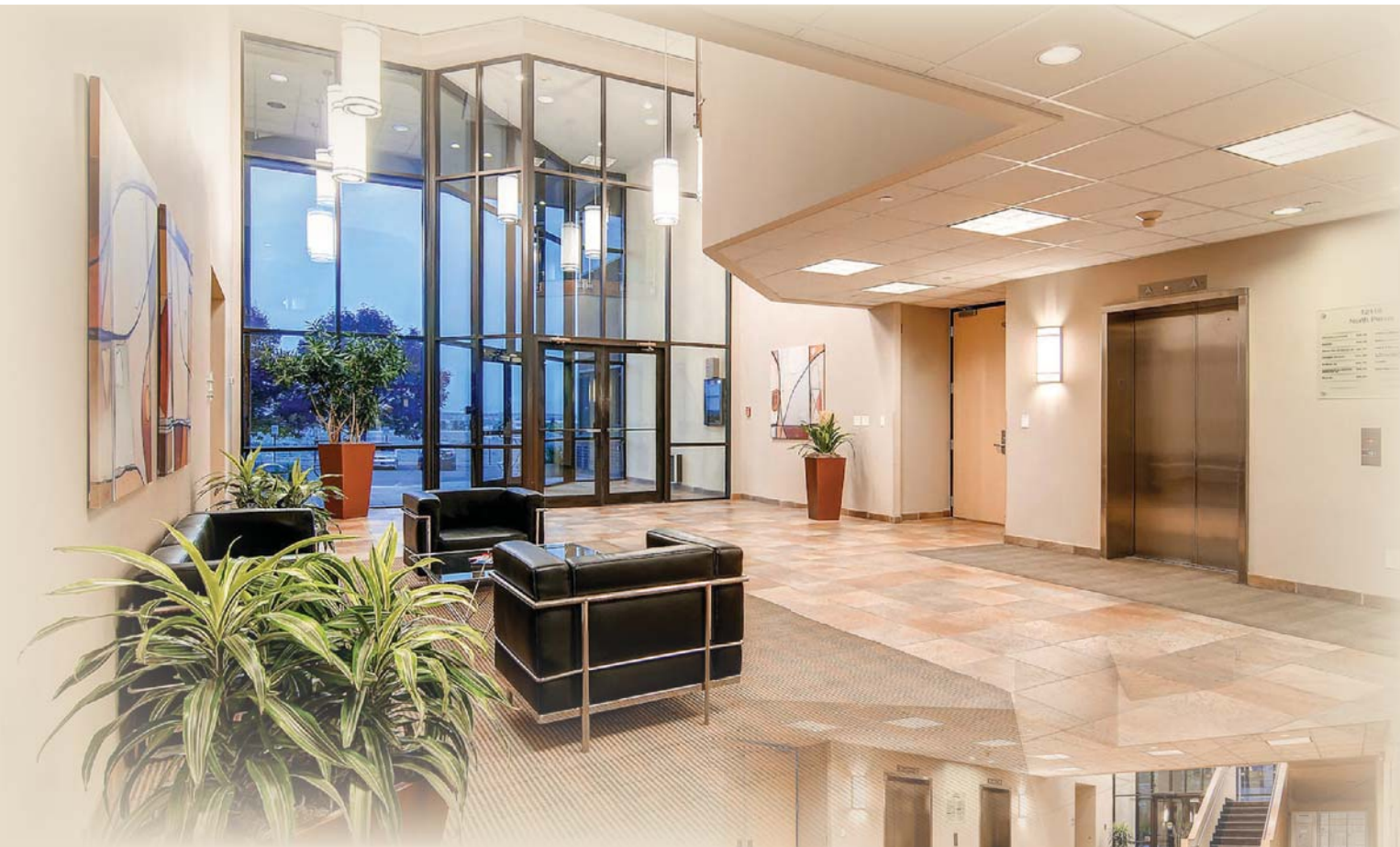


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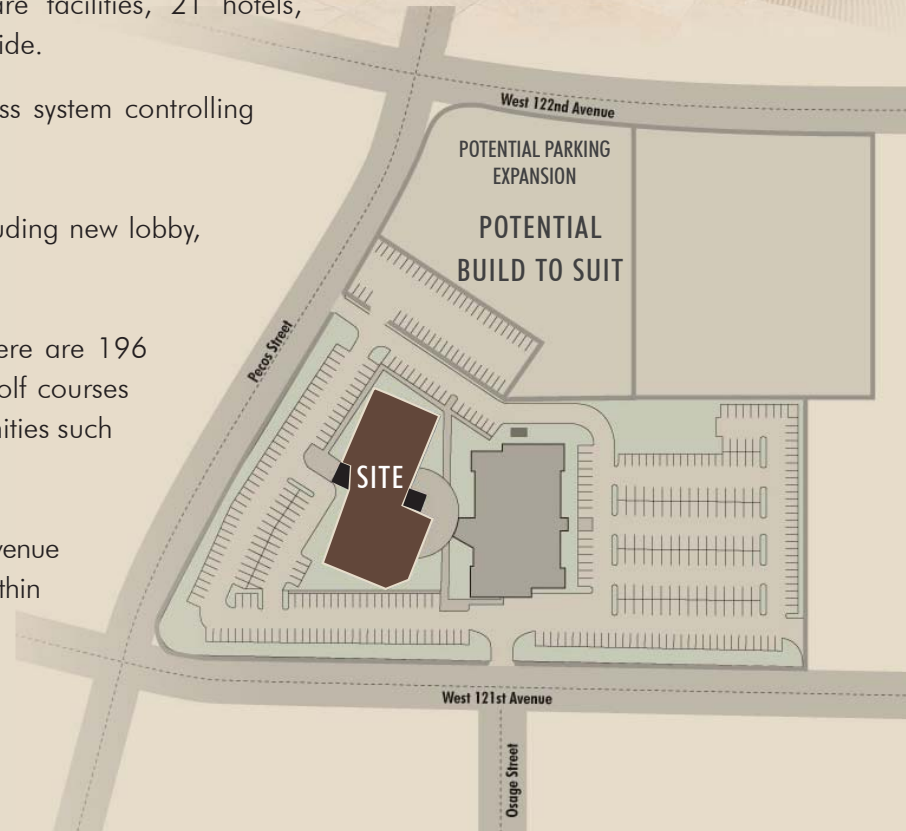
## PROPERTY FEATURES

12110 North Pecos Street is designed for multi-tenant office use on approximately 4.9 acres. The building has easy access via I-25 and 120th Avenue, fiber connectivity, and back-up power infrastructure. One block north of amenity rich 120th Avenue, 12110 North Pecos offers easy access to over 196 restaurants, 58 child care facilities, 21 hotels, 10 golf courses, 42 banks, as well as a Park-n-Ride.

The building is equipped with a card key access system controlling access from front and rear doors.

All common areas were recently renovated including new lobby, elevator cabs, and restrooms.

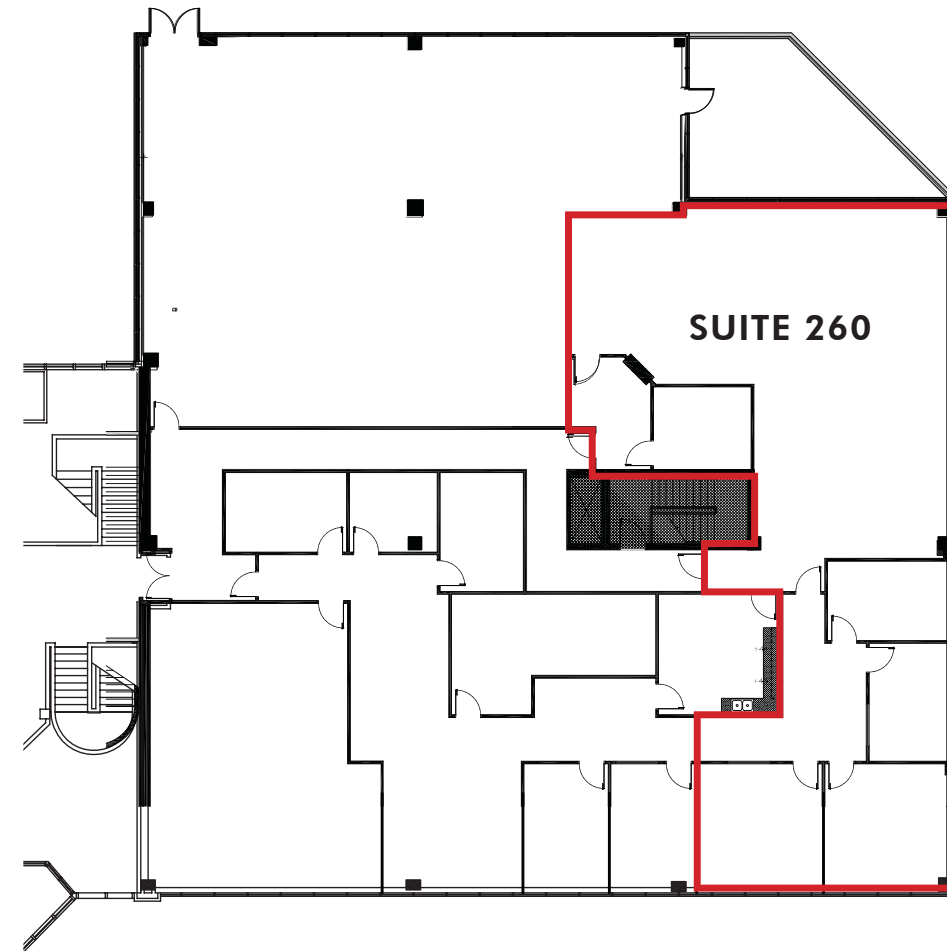
- Within a five-mile radius of the building there are 196 restaurants, 40 banks, 22 hotels, and 10 golf courses along with many other service oriented amenities such as daycare and dry cleaners.
- The building has easy access via I-25 and 120th Avenue or 136th Avenue. The Park-n-Ride stop is also within close proximity.
- Mature Landscaping
- Unobstructed Western Views



## 2ND FLOOR

Suite 260:

3,305 RSF



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