



**11900 W 44TH AVE**  
**WESTMINSTER, COLORADO 80033**



### PROPERTY DESCRIPTION

Recently renovated and move-in ready! Large private offices and open work areas provide plenty of room for comfortable spacing between work stations. Huge windows, partial glass walls, and side-lights provide a tremendous amount of natural light to all office areas.

Warehouse has 4 drive-in doors, 2 restrooms, large kitchen and several "project rooms" or offices. Located at the on/off ramp of I-70 and Ward Road in Wheat Ridge, this west metro location provides quick access to mountain communities as well as the entire Denver area.

The property provides great visibility to a high volume of vehicle traffic.





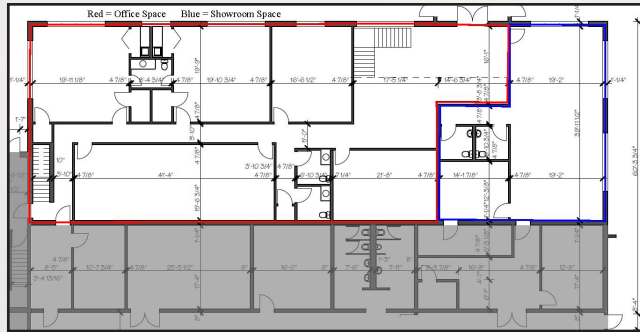
# PHOTOGRAPHS





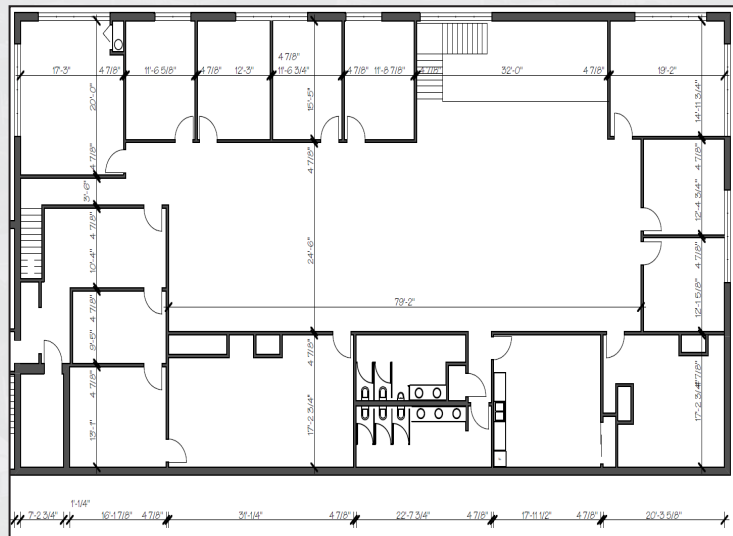


# FLOORPLANS



First Floor  
Office Floor Plan

Second Floor  
Office Floor Plan



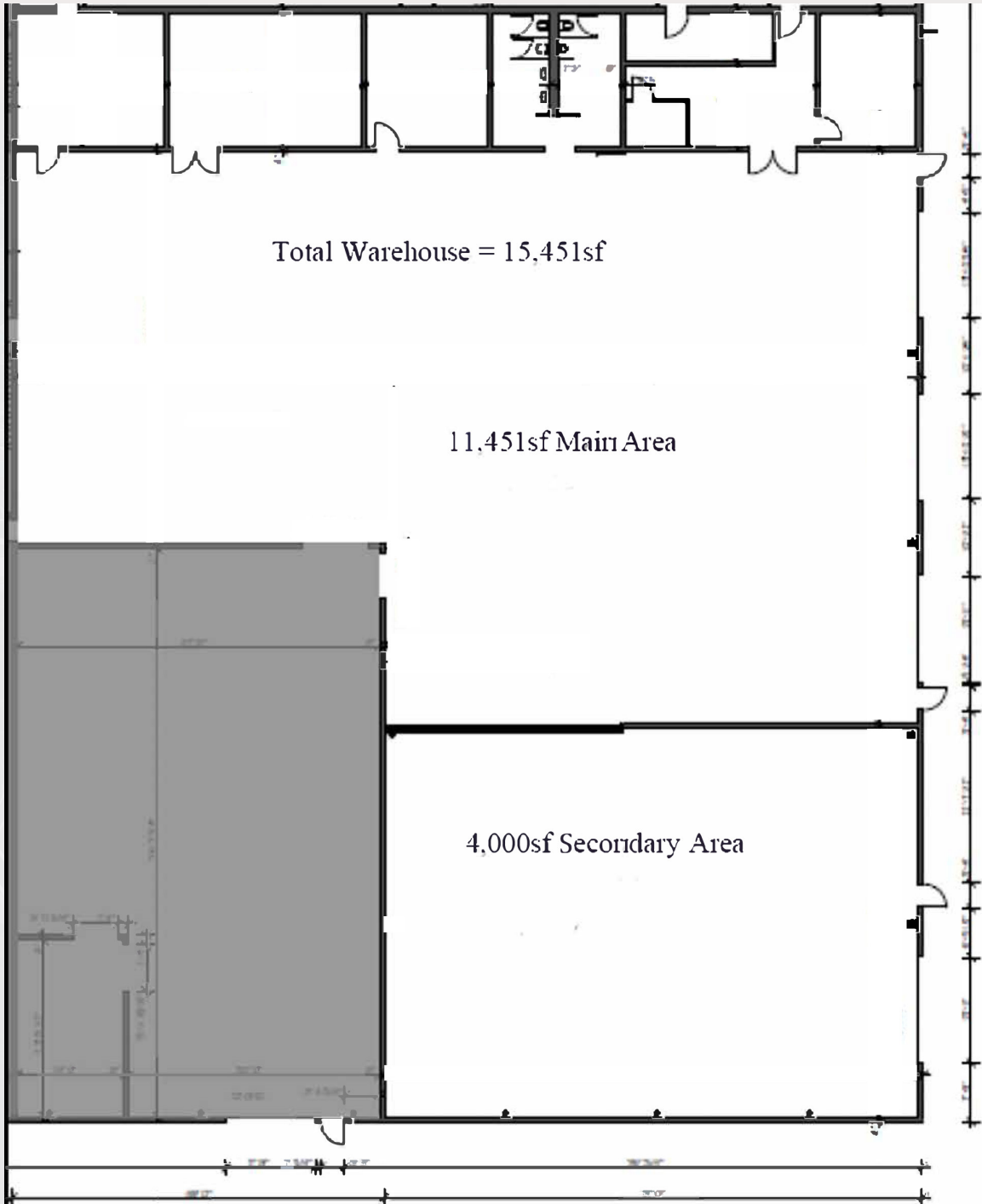
## BUILDING AMENITIES

- Many Large Private Offices
- Open Floor Plan Allows for Easy Setup & Configuration
- Large Break Room
- Large Corner Offices with Big Windows
- Conference Room
- Open Mezzanine Overlooking Main Lobby
- Large Windows Bring Natural Light into Most Every Office
- Park-N-Ride & Light Rail Stop (G-Line) just a Half Mile Away
- 60+ Parking Spaces



# FLOORPLANS

## Warehouse Floor Plan







# LOCATION MAP



REAL ESTATE BROKER

## Todd Brown

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