

# SHERIDAN CROSSING II

4750 W 120th Ave, Westminster, CO 80020

FOR LEASE



## PROPERTY DESCRIPTION

2 Units available for Lease at Sheridan Crossing II

## PROPERTY HIGHLIGHTS

- Retail space along 120th Avenue just east of Sheridan Blvd
- 10,270 SF End Cap - perfect for Restaurant/Brewery (former Fox & Hound)
- 1,600 SF In-line
- Anchored by 24 Hour Fitness
- Located between Sprouts & Whole Foods in this highly visible center
- Ample parking - front and back
- High traffic area with excellent visibility
- NNN's = \$8.55/SF

## OFFERING SUMMARY

Lot Size:	3.1 Acres
Building Size:	24,370 SF
Year Built:	2001
Available SF:	1,600 - 10,270 SF
Lease Rate:	\$18.00 - 26.00 SF/yr (NNN)



## LOUIS LEE

303.454.5416

llee@antonoff.com

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

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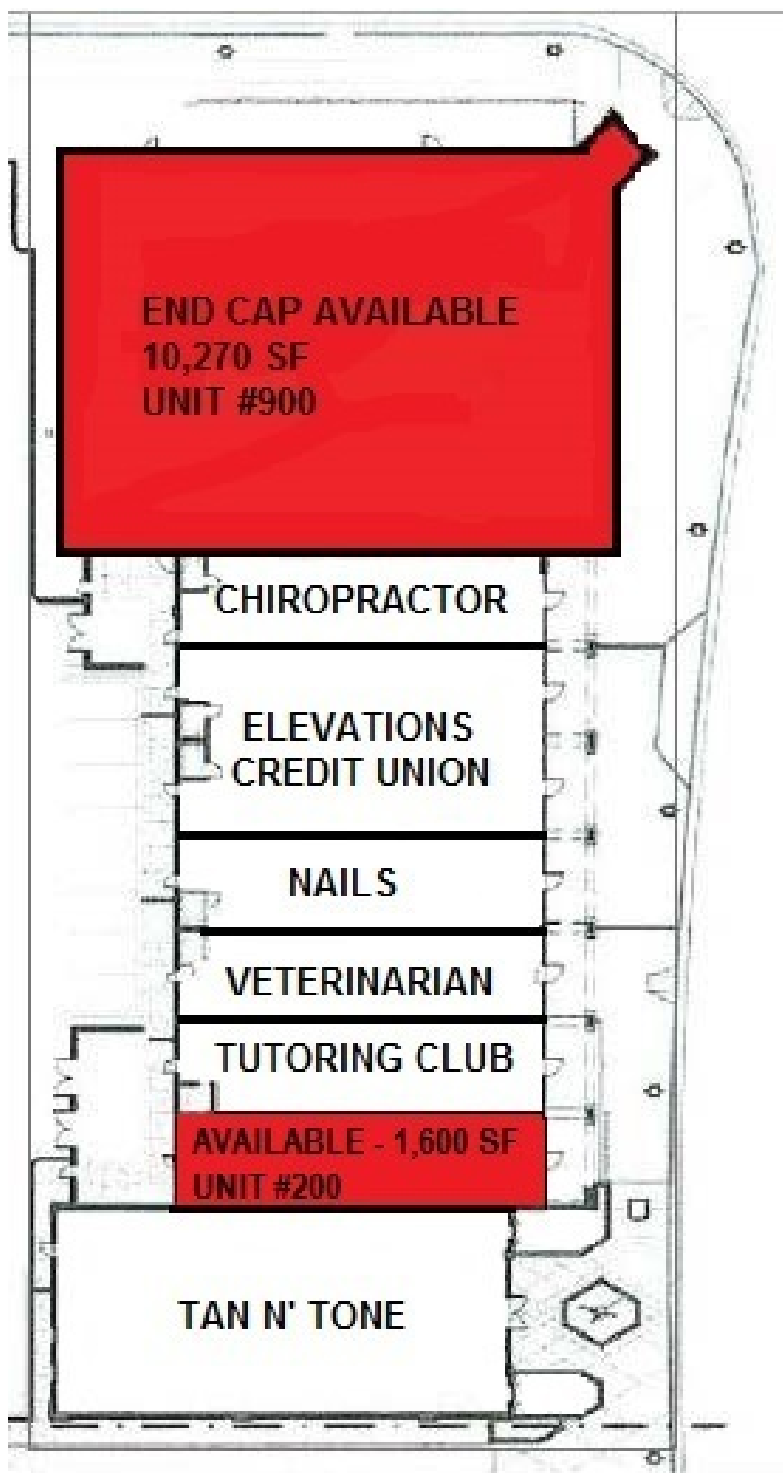




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**In-line  
1,600 SF Unit #200**

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**ANTONOFF  
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Unit 200 - 1,600 SF

Antonoff & Co. Brokerage, Inc. |

Denver, CO 80202 |

1528 Wazee Street |

303.623.0200 |

[antonoff.com](http://antonoff.com)



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