

# A STATE-OF-THE-ART BUILDING DESIGNED FOR GROWING BUSINESSES



# TAIVA









# 2,500 SF UNITS – 10,600 SF UNITS

## **FOR SALE + FOR LEASE**

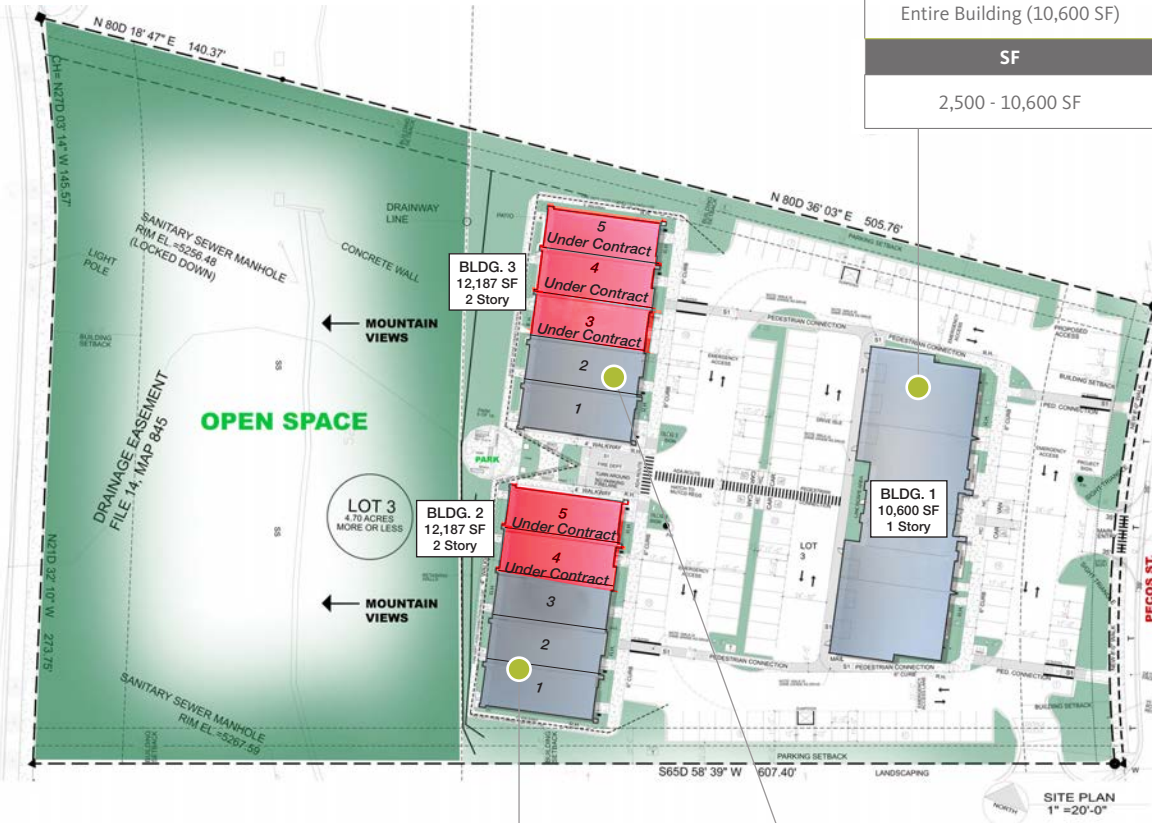
The newest development to the Denver Modern Office collection is Taiva, a state-of-the-art building designed for growing businesses. With 2,500 – 10,600 square feet available for sale and lease, this modern office is the next step in Westminster's business evolution. Featuring refined lines and smooth glass windows, this signature structure embodies Denver Modern Office's sleek trademark style. The Taiva project is currently in development, with expected completion in Q1 2020.

# SUPERIOR ARCHITECTURAL DESIGN

## MEDICAL + PROFESSIONAL CONDOS FOR SALE

### BUILDING 1

| SF                          | For Sale    |
|-----------------------------|-------------|
| Entire Building (10,600 SF) | \$4,240,000 |
| SF                          | For Lease   |
| 2,500 - 10,600 SF           | Negotiable  |



### BUILDING 2

| Unit | Main Floor | Mezzanine | Total Size* | For Sale       | Status         |
|------|------------|-----------|-------------|----------------|----------------|
| 1    | 1,629 SF   | 855 SF    | 2,498 SF    | \$799,870      | Available      |
| 2    | 1,584 SF   | 828 SF    | 2,427 SF    | \$764,410      | Available      |
| 3    | 1,608 SF   | 822 SF    | 2,444 SF    | \$769,897      | Available      |
| 4    | 1,617 SF   | 829 SF    | 2,460 SF    | Under Contract | Under Contract |
| 5    | 1,669 SF   | 855 SF    | 2,538 SF    | Under Contract | Under Contract |

### BUILDING 3

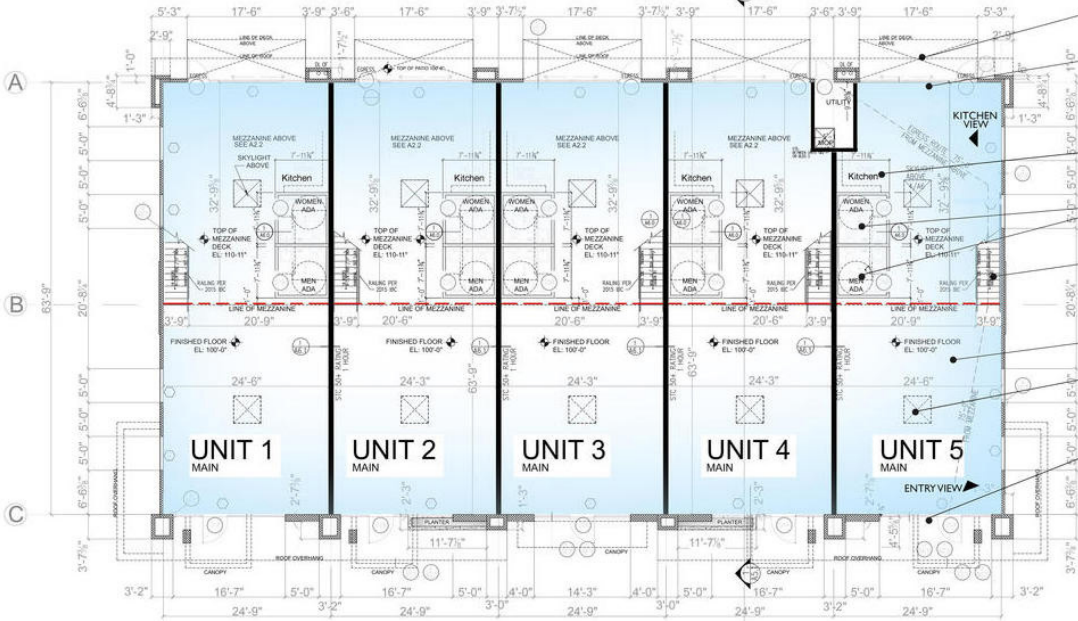
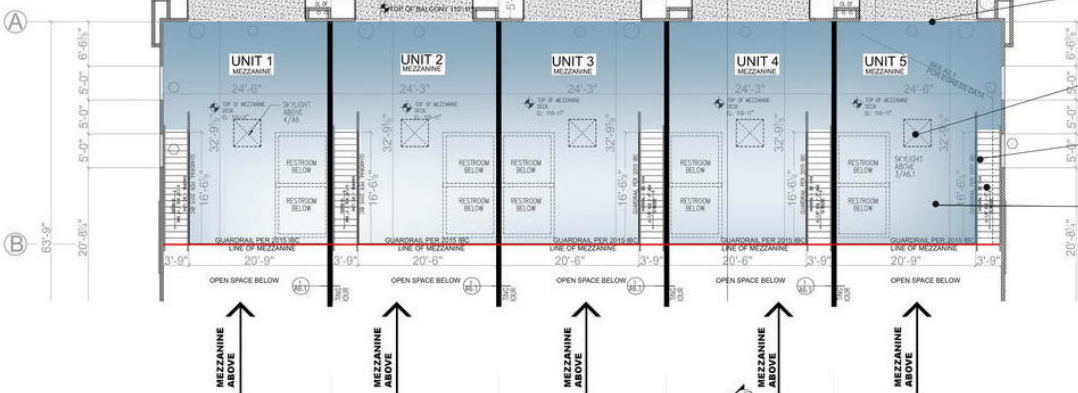
| Unit | Main Floor | Mezzanine | Total Size* | For Sale       | Status         |
|------|------------|-----------|-------------|----------------|----------------|
| 1    | 1,669 SF   | 855 SF    | 2,538 SF    | \$814,561      | Available      |
| 2    | 1,617 SF   | 829 SF    | 2,460 SF    | \$774,786      | Available      |
| 3    | 1,608 SF   | 822 SF    | 2,444 SF    | Under Contract | Under Contract |
| 4    | 1,584 SF   | 828 SF    | 2,427 SF    | Under Contract | For Lease      |
| 5    | 1,629 SF   | 855 SF    | 2,498 SF    | Under Contract | For Lease      |

\*total SF includes common area





① ② ③ ④ ⑤ ⑥  
123'-9"



**TYPICAL UNIT SPECS**

- GLASS RAIL
- PRIVATE BALCONY (MOUNTAIN VIEWS)
- LARGE GLASS SLIDER DOORS
- SKYLIGHT
- MODERN METAL RAIL
- MEZZANINE AREA
- PATIO (MOUNTAIN VIEWS)
- LARGE GLASS SLIDER DOORS
- MODERN KITCHEN
- MEN + WOMEN BATHROOMS
- PRECAST COLORED CONCRETE STAIR TREADS
- POLISHED CONCRETE FLOORS
- SKYLIGHT
- STOREFRONT ENTRY WITH CUSTOM SIGNAGE

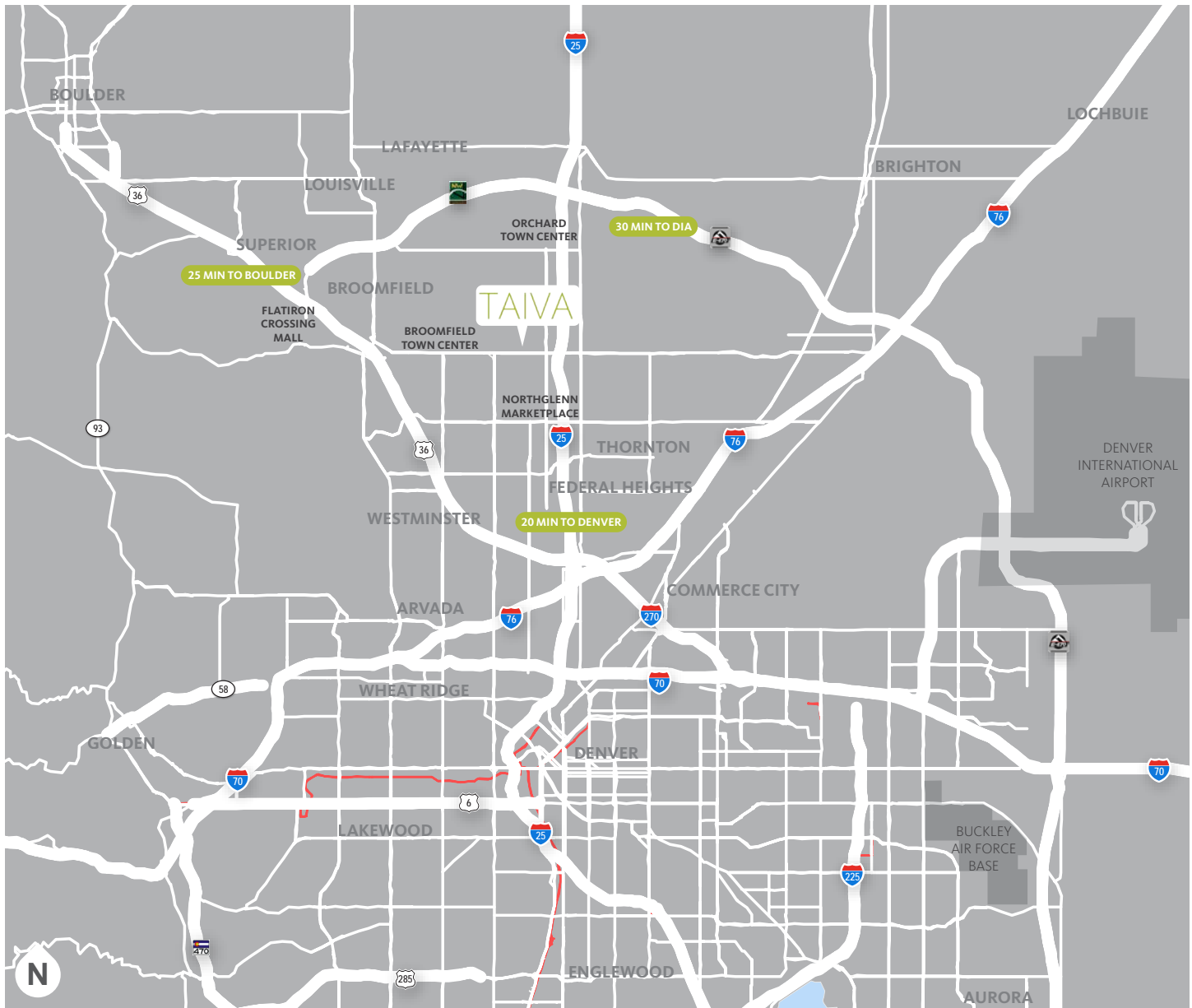
# NEW AND MODERN CONVENIENCES

- Glass interior railings
- 2nd floor outdoor balcony
- Private roof deck
- Private roof deck (access from 2nd floor balcony)
- Upgraded designer lights
- Two fully-finished bathrooms with high-end fixtures
- Custom modern kitchen, quartz tops, marble backsplash, high-end fixtures, gloss modern slab cabinets, soft-close doors and drawers, dishwasher, coffee
- Polished floors
- Custom color paint on walls
- All electrical and mechanical ready
- Two skylights









**FOR LEASING INFORMATION, PLEASE CONTACT:**

PATRICK MCGETTIGAN  
 +1 303 217-7956  
 patrick.mcgettigan@am.jll.com

DON MISNER  
 +1 303 217-7957  
 don.misner@am.jll.com

JOE HEATH  
 +1 303 217-7959  
 joe.heath@am.jll.com

