

Office Space Available | Westminster, CO

11031 Sheridan Blvd., Westminster, CO 80020

Up to 14,000 SF Available for Lease

Mountain Views in thriving Westminster, CO



PROPERTY HIGHLIGHTS

- 2 floors of space are available to finish per tenant's specifications
- 860-2,200 SF of turnkey office space
- Private restrooms, shared kitchen and conference room
- TI allowance is available and negotiable
- Adjacent to open space & walking trails with beautiful mountain views
- Monument signage available

THE SPECIFICS

- Suite 100: 860 - 2100 SF
- Suite 101: 3000-6000 SF
- Suite 201: 3000-6000 SF
- Rate: \$18-\$20 Modified Gross
- Parking: 131 surface spaces (4.63/1000 SF)

2019 DEMOGRAPHICS



RESIDENTIAL
POPULATION

1 MILE	12,850
3 MILE	112,126
5 MILE	293,714



DAYTIME
EMPLOYEES

1 MILE	2,687
3 MILE	45,955
5 MILE	110,071



TOTAL
HOUSEHOLDS

1 MILE	4,627
3 MILE	43,750
5 MILE	112,895



MEDIAN
HH INCOME

1 MILE	\$101,247
3 MILE	\$80,968
5 MILE	\$71,673



CONTACT INFORMATION

Colin Clancy

Assistant Vice President

O: 303.825.1735 x3006

cclancy@broadstreetllc.net

Chris Ferritto

Associate

O: 303.825.1735 x3012

cferritto@broadstreetllc.net

Broad Street Realty, LLC

1440 Market Street | Denver, CO 80202

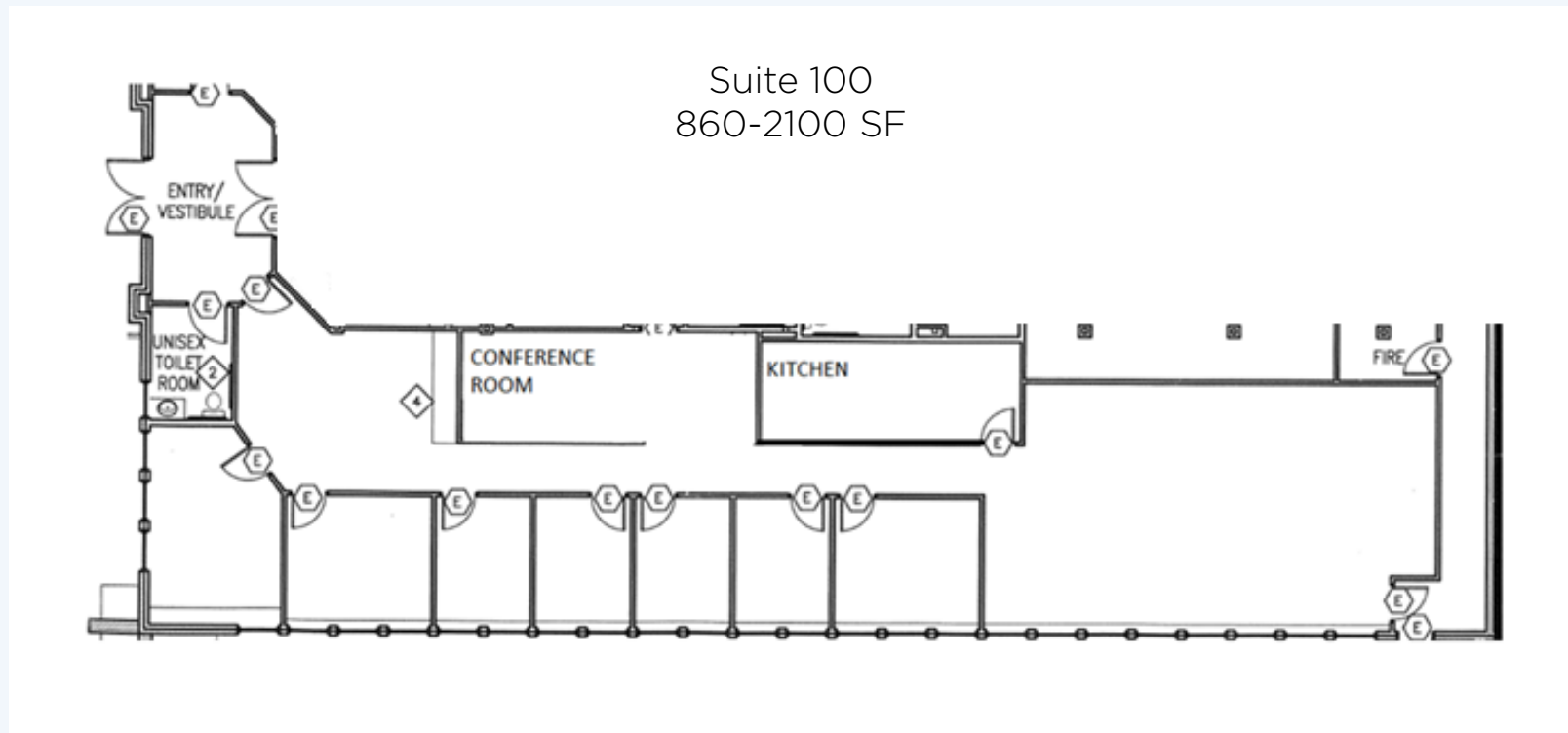
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FLOOR PLAN



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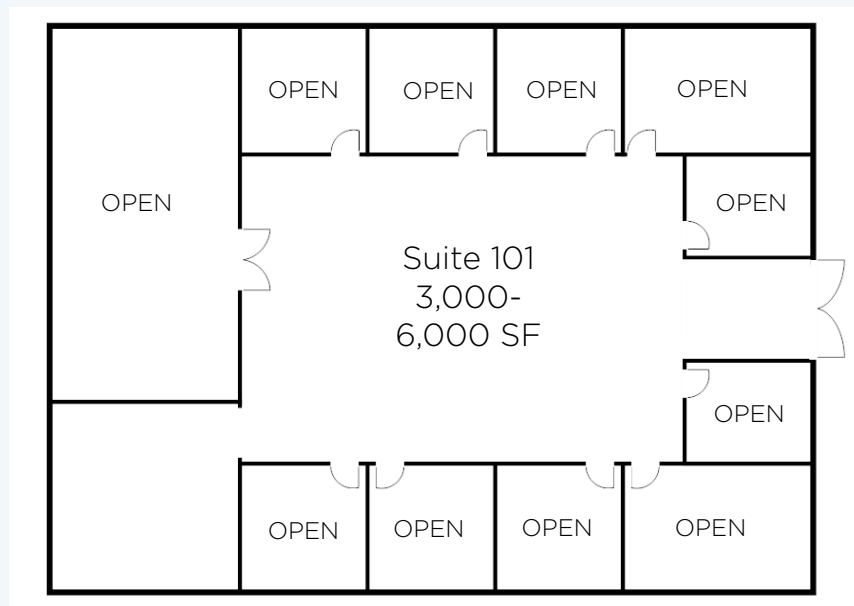
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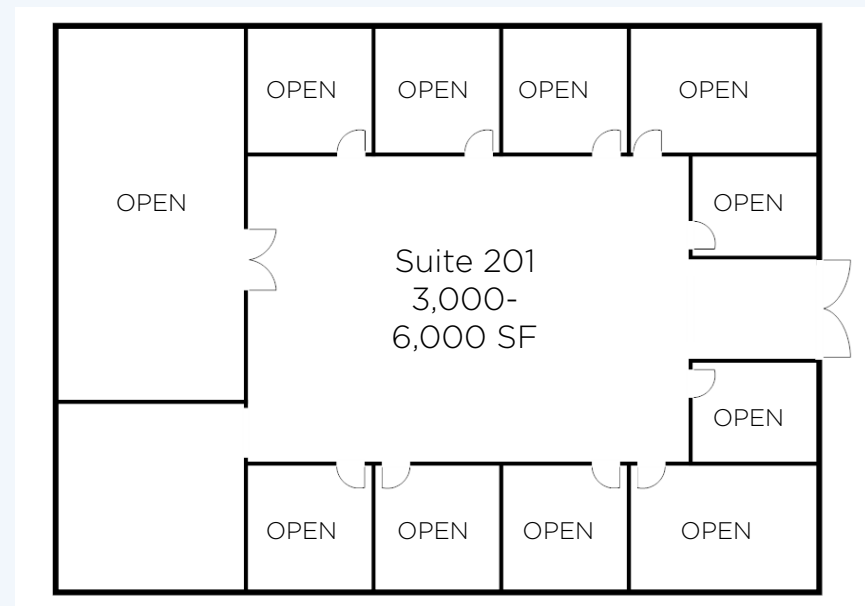
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FLOOR PLAN

Proposed Build-Out First Floor



Proposed Build-Out Second Floor



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