



WESTPARK PLACE
OFFICE SPACE FOR LEASE
8700 TURNPIKE DRIVE | WESTMINSTER | COLORADO



**Dean
Callan**
& COMPANY, INC.

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Suite 200
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WESTPARK PLACE

Professional Office building with an established owner that provides management services and an exceptionally well-maintained property to users from a variety of industries. Westpark Place is situated along Highway 36 and provides excellent identity and interstate access. The beautiful building has a spectacular view of downtown Denver and panoramic western views. The property is beautifully landscaped, has updated common areas, surface parking, a tenant shower facility and sawtooth floorplans with multiple corner offices to users.

BUILDING INFORMATION

BUILDING SIZE	76,061 SF
AVAILABILITY	1,977- 14,468 RSF
STORIES	5
YEAR BUILT	1986 (RENOVATED IN 2017)
PARKING RATIO	4.40/1,000 SF

AMENITIES

- 24/7 Access
- Panoramic Western Views
- Building Signage Available for Users over 14,000 SF
- Walkable to Sheridan Park-N-Ride/RTD Station
- Numerous Retail/Service Providers within walking distance
- Prominent Highway 36 Identity
- Approximately 86,000 Vehicles Per Day (VPD) on Highway 36
- Showers Available to Users in Building

RENOVATIONS

- LED Lighting Upgrades in Common Areas
- Restrooms
- Elevator Lobby Finishes
- Electronic Directory



SUITE 100

SIZE	8,014 RSF
LEASE RATE	\$23.00 - \$24.00 FULL SERVICE GROSS*
AVAILABLE	JUNE 1, 2021



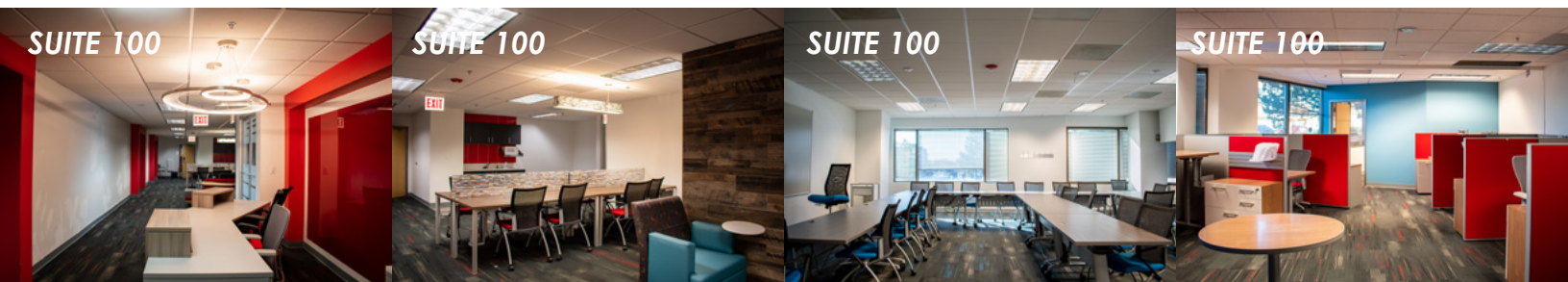
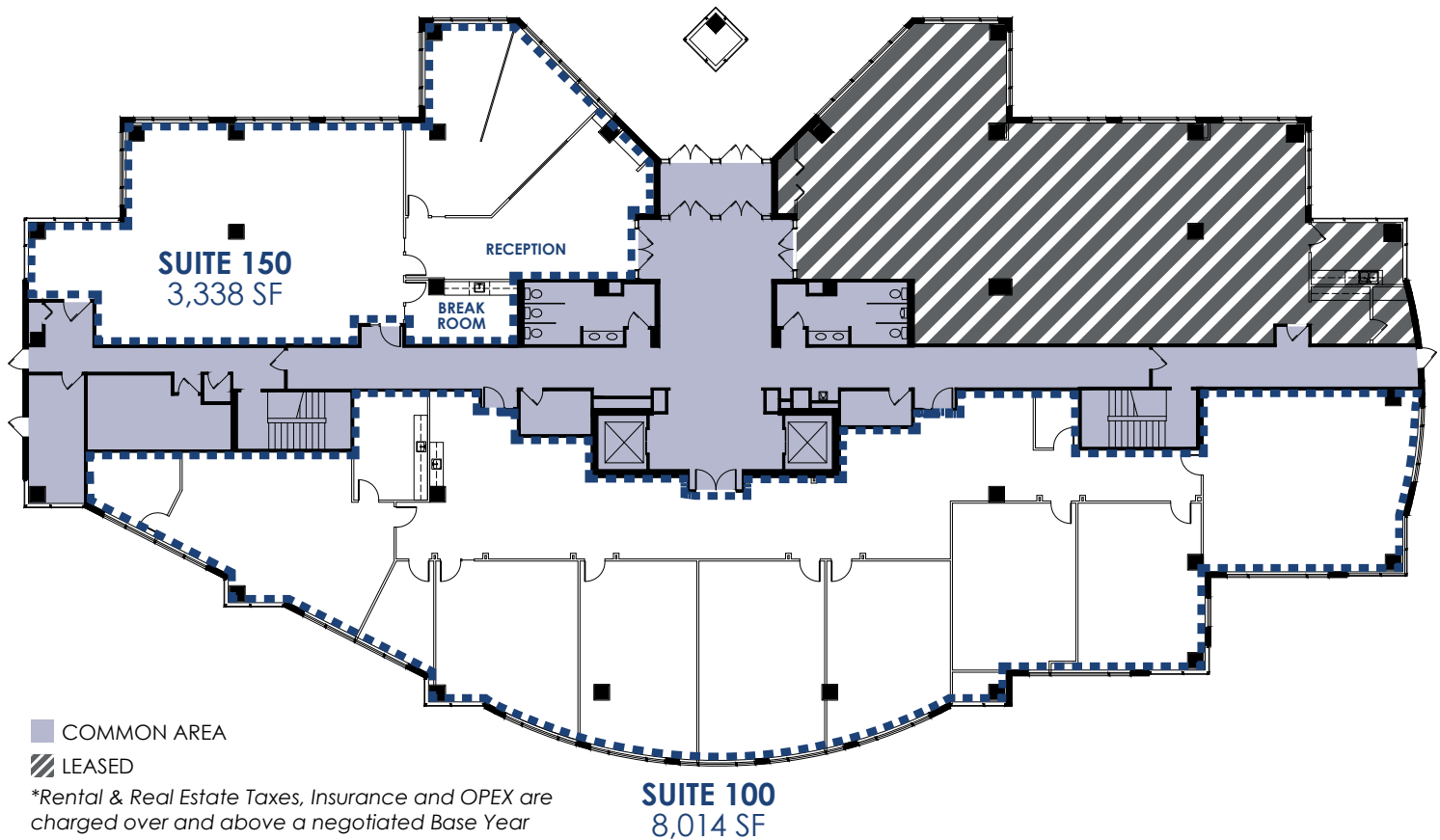
Large open areas with private offices and break room. Great first floor lobby identity!

SUITE 150

SIZE	3,338 RSF
LEASE RATE	\$23.00 - \$24.00 FULL SERVICE GROSS*



Reception area, large open areas and break room. Great first floor lobby identity!



SUITE 215

SIZE	1,977 RSF
LEASE RATE	\$23.00 - \$24.00 FULL SERVICE GROSS*



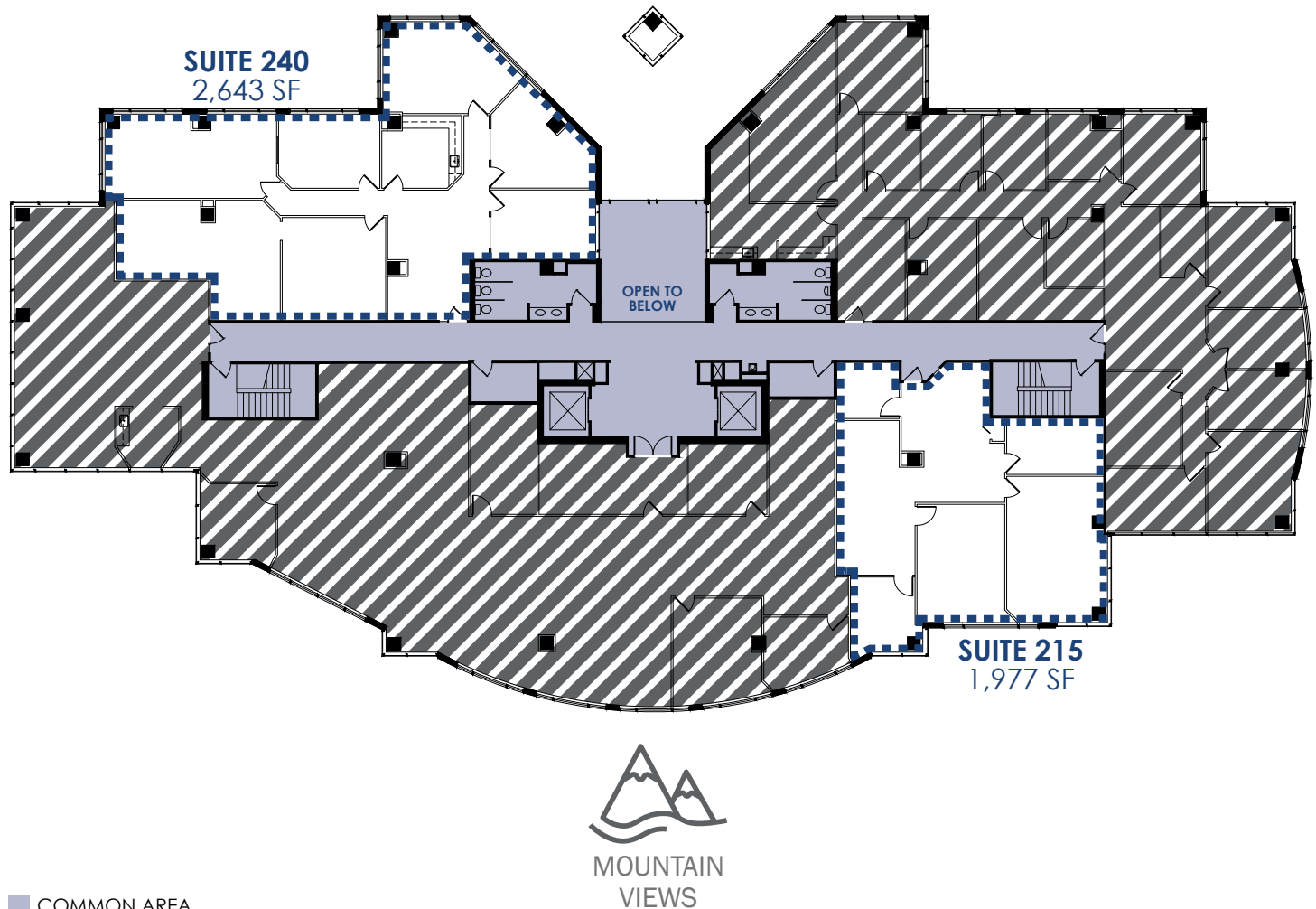
Fantastic western views! Reception area, interior conference room, private offices, open space and kitchen area.

SUITE 240

SIZE	2,643 RSF
LEASE RATE	\$23.00 - \$24.00 FULL SERVICE GROSS*



A stylish professional office space that includes a reception area, interior conference room, private offices, and kitchen area.



*Rental & Real Estate Taxes, Insurance and OPEX are charged over and above a negotiated Base Year

SUITE 303

SIZE	7,400 RSF
LEASE RATE	\$23.00 - \$24.00 FULL SERVICE GROSS*

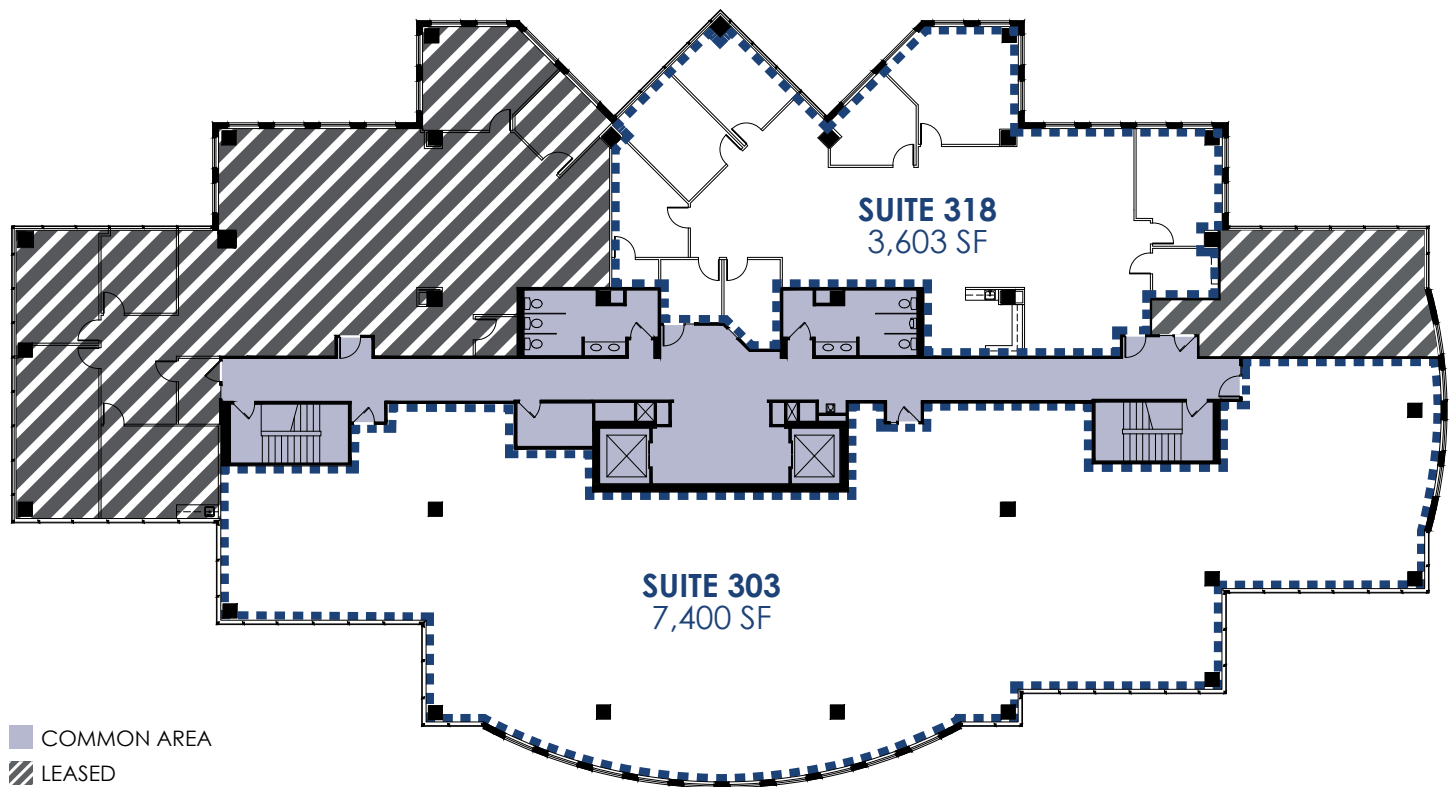
Private offices, conference room, open area, and break room.



SUITE 318

SIZE	3,603 RSF
LEASE RATE	\$23.00 - \$24.00 FULL SERVICE GROSS*

Large open area surrounded by private offices, a conference room, and break room.



*Rental & Real Estate Taxes, Insurance and OPEX are charged over and above a negotiated Base Year



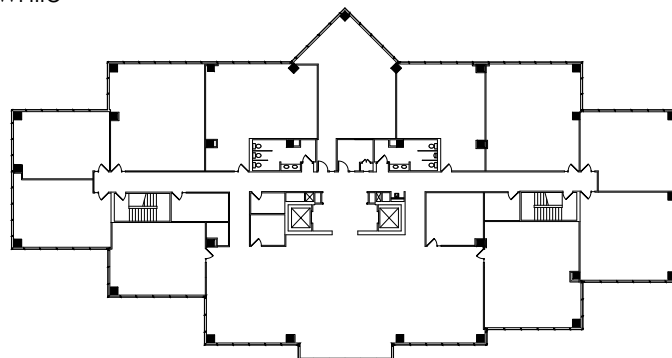
SUITE 500

SIZE 14,468 RSF

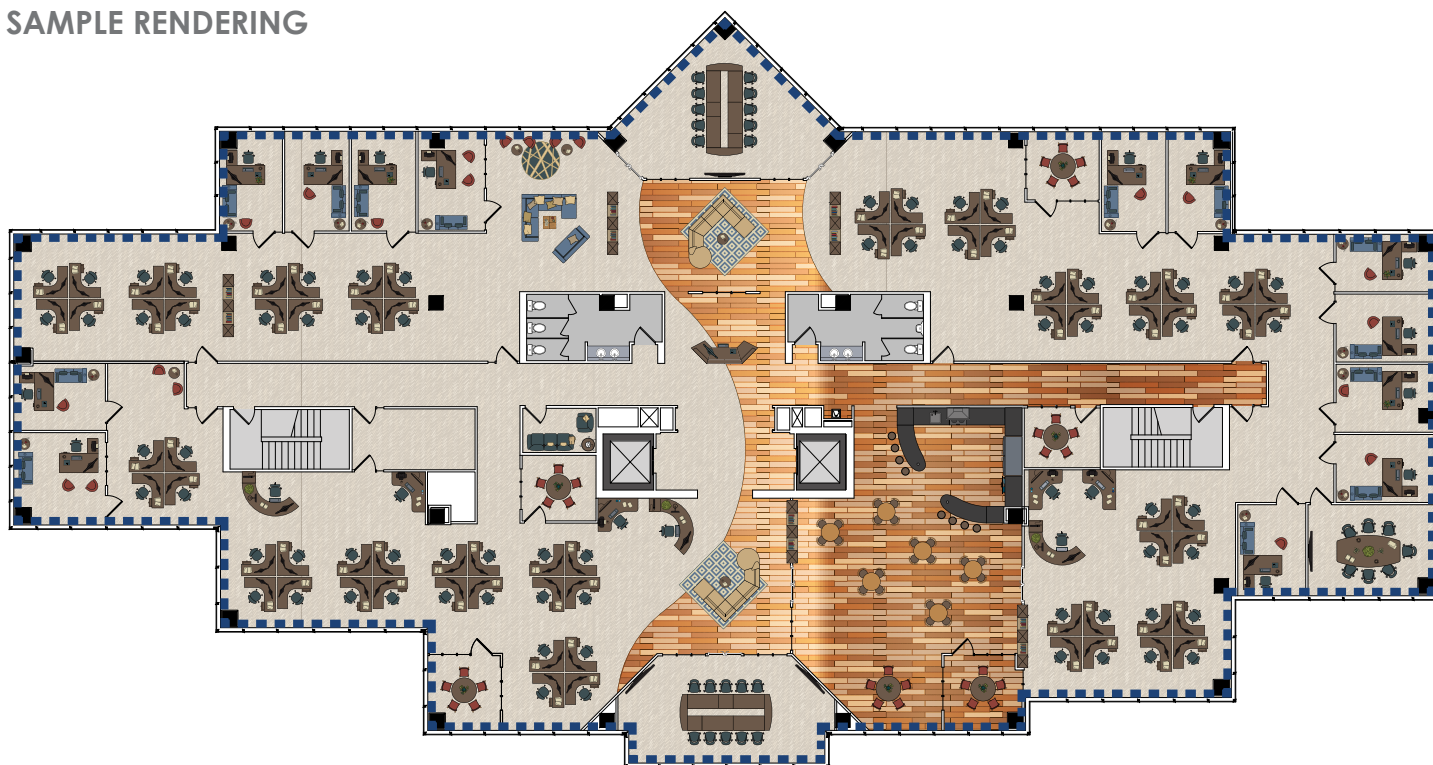
LEASE RATE \$24.00 - \$25.00 FULL SERVICE GROSS*

Entire 5th floor available with spectacular panoramic western views. Rights to building signage for full floor users. Completely customizable to maximize floorplate. Build what you need, while capturing one of the only full floor vacancies in the Highway 36 /Interlocken Technology Park Corridor.

AS BUILT



SAMPLE RENDERING



MOUNTAIN
VIEWS

COMMON AREA
LEASED

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