

1150 West 120th Avenue

Westminster, Colorado 80234



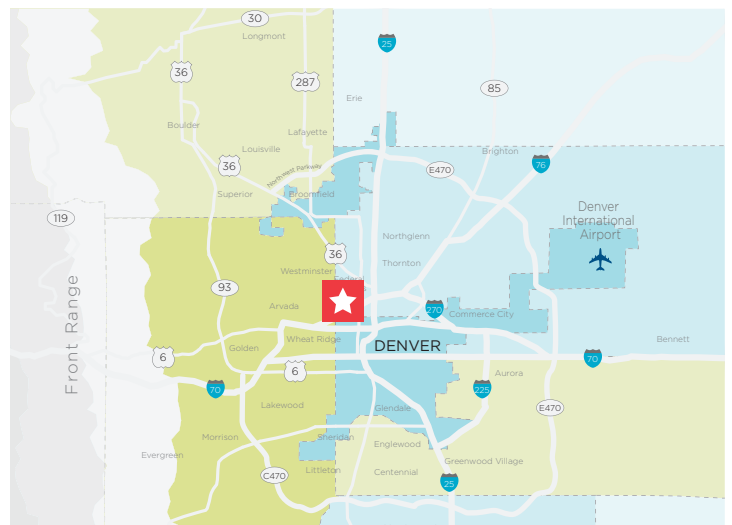
Sublease Rate: \$6.95/SF NNN
2016 Expenses: \$1.94/SF

This property is a redevelopment of a 1.2 million square foot office/manufacturing/distribution facility offering over 500,000 square feet of high-bay warehouse and light industrial flex space. The property is conveniently located off 120th Avenue and I-25 and boasts numerous amenities in the immediate area including restaurants, hotels and hospitals. Security system installed including access control and video monitoring. High speed internet access in the office and high speed wireless in the warehouse installed.

Please see reverse for aerial and floor plan.

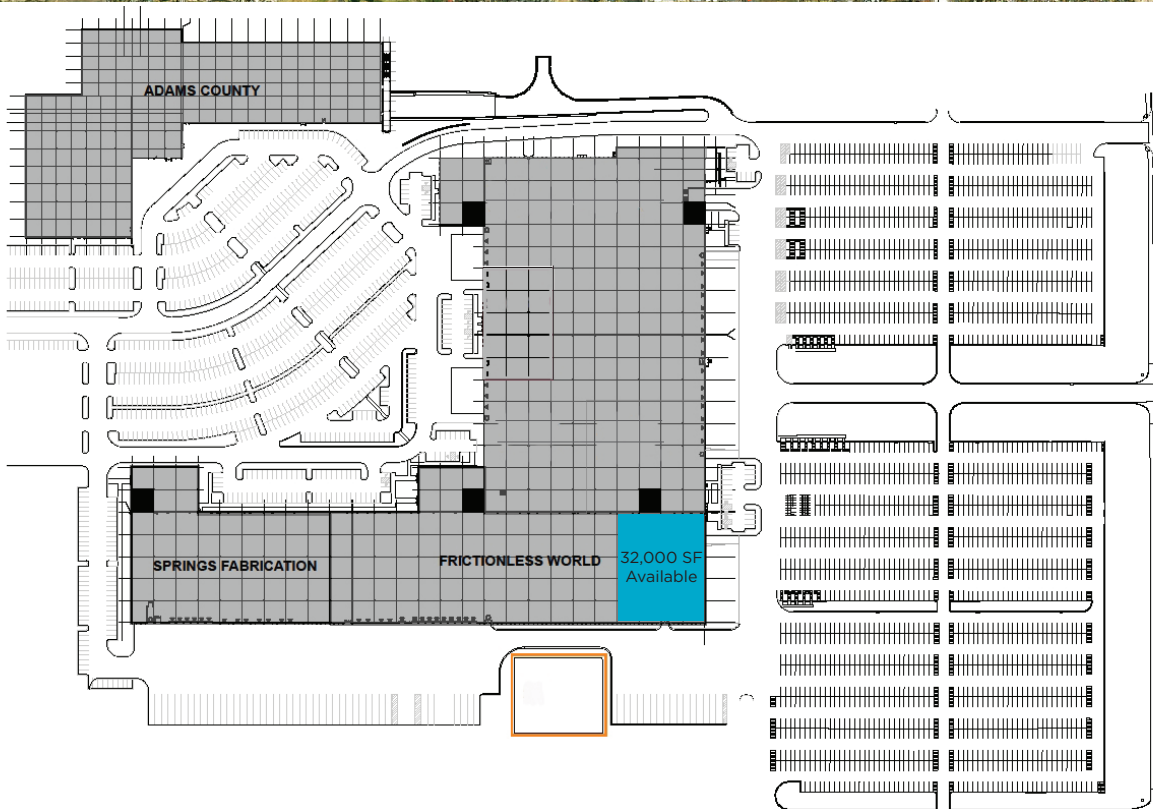
Property Features

Sublease Term	Up to 5 years
Gross Building Size	506,390 SF
Sublease Size	Suite 600: 24,000-32,000 SF
Office Size	1,500 SF
Year Renovated	2015
Dock-High Doors	Six
Drive-In Doors	Two
Clear Height	30'
Column Spacing	40' x 40'
Sprinklers	ESFR
Suite Features	Security camera, card key access, CenturyLink fiber optic telecommunications and wireless in place



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For more information, please contact:

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