



FOR LEASE

8120 Sheridan Blvd - Office Space For Lease

8120 Sheridan Blvd | Westminster, CO 80003



PROPERTY BROCHURE

CONTACT:

**BRIAN MCKERNAN**

SENIOR BROKER ASSOCIATE

720.881.6337

[bmckernan@uniqueprop.com](mailto:bmckernan@uniqueprop.com)

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

[WWW.UNIQUEPROP.COM](http://WWW.UNIQUEPROP.COM)



## OFFERING SUMMARY

<b>Available SF:</b>	183 - 1,586 SF
<b>Lease Rate:</b>	\$16.00 - 16.50 SF/yr (MG)
<b>Lot Size:</b>	2.0 Acres
<b>Building Size:</b>	45,379 SF
<b>Building Class:</b>	C
<b>Year Built:</b>	1981
<b>Renovated:</b>	2011
<b>Market:</b>	Denver Northwest

## PROPERTY OVERVIEW

Sheridan 81 Professional Center offers tenants the most affordable monthly lease rates in the Northwest Submarket. The property has been completely renovated and features quality Professional Office and Medical Office Suites. Several of the turnkey suites are ready for occupancy while the experienced, responsive owner can customize space for a new Tenant's needs. Sheridan 81 Professional Center is well located in the Denver Metro's Northwest Submarket, provides quick access to US-36 (Denver-Boulder Turnpike) at Sheridan Boulevard and is convenient to area retail amenities and services including restaurants, banking, retail shopping, personal services and lodging.

## PROPERTY HIGHLIGHTS

- Quality, professional space at the most affordable monthly lease rates
- Plug & Play, clean, well-kept suites
- Complete renovation: new roofs, new parking lot, new common areas
- Quick access to the Denver-Boulder Turnpike (US-36)



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