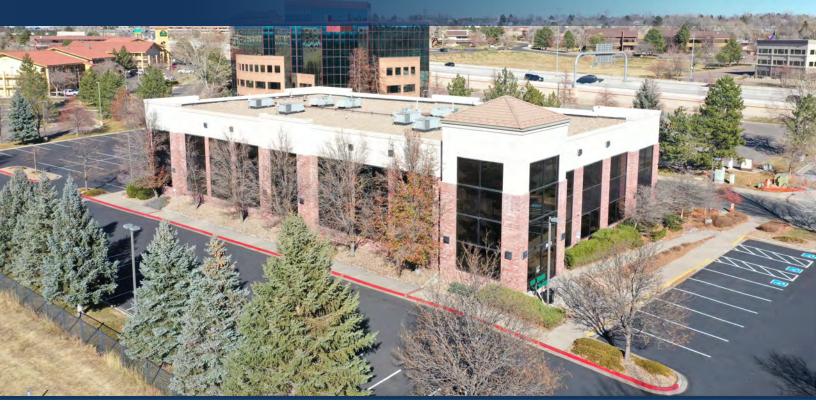
WESTPARK OFFICE CENTER WESTMINSTER, CO 80301 8601 TURNPIKE DR - BUILDING 4

FOR SALE



THE OFFERING

Unique Properties and Newmark ("Agents") are pleased to announce they have been retained to sell Westpark Office Center Building 4, a 23,376 SF, multi-tenant office property located in Westminster, Colorado. The property is located in the flourishing high-tech U.S. Highway 36 corridor adjacent to the Westminster Downtown redevelopment project and just minutes from Boulder and Downtown Denver.

Construction of the building was completed in 2001 on a 1.73 acre site that has 97 parking spaces and a parking ratio of 4.03 per 1,000. With on-site ownership and management, the building has been upgraded and well maintained. The strong, diversified tenant base is comprised of professional office tenants in the healthcare (medical & dental), financial services, insurance, legal and general office users.

Westpark Office Center Building 4 is a great office investment featuring a diverse mix of tenants, staggered lease expirations and Base Year expense reimbursements to hedge against expense increases. The property has a history of consistent 95%+ occupancy and is well located in Denver's Northwest Office Submarket to serve the area's small business office space requirements. This investment offering presents investors with an opportunity to acquire a stabilized, in demand office asset in the fast-growing Northwest metro office market.

The adjacent Westpark Office Center Buildings 1, 2 & 3 are also available for sale making this a great 4 building office campus investment on an almost 6 acre parcel fronting US-36 (Denver-Boulder Turnpike).









Exclusively Offered by Unique Properties, Inc. and Newmark

NEWMARK



WESTPARK OFFICE CENTER

8601 TURNPIKE DR - BUILDING 4

FOR SALE



INVESTMENT SUMMARY



\$4,800,000

Price:

98%



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Occupancy:

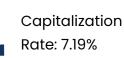
Price/SF: \$205.34/SF

99

Net Operating Income: \$345,079

Brian McKernan Unique Properties, Inc. bmckernan@uniqueprop.com (720) 881-6337 www.uniqueprop.com





Tenants:

8

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Rentable SF: 23,376 SF

Roger Simpson Newmark Roger.Simpson@nmrk.com (303) 260-4366 www.nmrk.com

NEWMARK

