

# 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**

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PROPERTIES TCN

# WESTPARK OFFICE CENTER

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### PROPERTY FACTS



#### PROPERTY NAME

Westpark Office Center



#### SITE SIZE

1.73 Acres



#### PROPERTY TYPE

Office



#### ADDRESS

8601 Turnpike Dr  
Westminster,  
Colorado



#### PARKING

97 spaces



#### NO. OF STORIES

2



#### COUNTY

Adams



#### ZONING

PUD



#### NO. OF BUILDINGS

1



#### NET RENTABLE AREA

23,376 square feet



#### YEAR BUILT

2001

### INVESTMENT SUMMARY



Price:

\$4,800,000



Tenants:

8



Occupancy:  
98%



Capitalization

Rate: 7.19%



Price/SF:

\$205.34/SF



Rentable SF:

23,376 SF



Net Operating

Income: \$345,079

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