

WESTPARK OFFICE CENTER WESTMINSTER, CO 80301

8471 TURNPIKE DR – BUILDING 2

FOR SALE



THE OFFERING

Unique Properties and Newmark ("Agents") are pleased to announce they have been retained to sell Westpark Office Center Building 2, a 16,794 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 1986 on a .87 acre site that has 69 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 2 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, 3 & 4 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

UNIQUE
PROPERTIES TCN

WESTPARK OFFICE CENTER

8471 TURNPIKE DR – BUILDING 2

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PROPERTY FACTS



PROPERTY NAME

Westpark Office Center



SITE SIZE

0.87 Acres



PROPERTY TYPE

Office



ADDRESS

8471 Turnpike Dr
Westminster,
Colorado



PARKING

69 spaces



NO. OF STORIES

2



COUNTY

Adams



ZONING

PUD



NO. OF BUILDINGS

1



NET RENTABLE AREA

16,794 square feet



YEAR BUILT

1986

INVESTMENT SUMMARY



Price:

\$2,500,000



Tenants:

11



Occupancy:

93%



Capitalization

Rate: 6.32%



Price/SF:

\$148.86/SF



Rentable SF:

16,794 SF



Net Operating

Income: \$158,013

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