

Industrial Building for Lease or Sale

7577 West 103rd Avenue, Westminster, Colorado 80021

► *Hurry, Only One Space Left*



All Photography, Both Sides / Copyright © 2014 by J. Barry Winter. All Rights Reserved.

► *Great Owner / User Investment*

► *To Purchase:* \$3,275,000 (7% CAP)
Building Size: 25,675 sf

► *To Lease:* \$9.00
Available Space: 7,286 sf

► *Building Summary*

Available	7,286 sf
Class	B Flex / Medical / Lab
Drive-in Doors	6
Ceiling Clearance	18'
Sprinklers	Yes, throughout the complex
Development Name	Church Ranch Corporate Center
Market	Denver Metro
Submarket	Northwest Denver Industrial
Parking	136 dedicated spaces (3.92 : 1,000 sf)
Zoned	PUD
Year Built	1997

► *Leasing Summary (approx.)*

Suite 207	7,286 sf	\$9.00 (plus NNN)
Suite 250	9,016 sf	LEASED
Suite 200	9,373 sf	LEASED

weststar

6795 E TENNESSEE AVE, STE 601, DENVER, CO 80224

Sheldon Hayutin

720-880-2934 direct | 303-888-8597 cell

Lev Cohen

720-880-2925 direct | 720-232-4118 cell

www.weststarcommercial.com

> email addresses on back <

Industrial Building for Lease or Sale

7577 West 103rd Avenue, Westminster, Colorado 80021



Recently available for lease or as an opportune investment as a part of Church Ranch Corporate Center, this property is up to spec with fiber optic cable, and IT Communications Closets with 19-inch vertical racks and 12-inch ladder racks. Its ample parking for customers as well as loading, and good access to the Denver metro area is worth your while to give a call for more information.



All Photography, Both Sides / Copyright © 2014 by J. Barry Winter. All Rights Reserved.



Suite 200 | Leased (9,373 sf)

Office / Medical

*Former Children's Hospital
Large reception area / front desk
Perimeter offices / exam rooms
Several conference areas
2 drive-in doors*

Suite 207 | 7,286 sf

Flex Space / Lab

*Former Gilead lab
Conference room
Perimeter offices
Restrooms & Shower
1 drive-in door*

Suite 250 | Leased (9,016 sf)

Flex Space / Lab

*Former Gilead lab / office
13 perimeter offices / open area
Kitchen space
80% lab / 20% office
2 drive-in doors*

For more information

Lev Cohen

720-880-2925 direct | 720-232-4118 cell
lev@weststarcommercial.com

Sheldon Hayutin

720-880-2934 direct | 303-888-8597 cell
sheldon@weststarcommercial.com

weststar

Copyright © 2016 Weststar Commercial 7577W-072116