

PARK CENTRE COMMONS

12000 & 12050 N PECOS ST

WESTMINSTER, CO



EXECUTIVE SUMMARY



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OFFERING SUMMARY

JLL Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in Park Centre Commons, a 98,291 SF, two-building office portfolio in Denver's North I-25 submarket. Located less than a half mile from I-25 and on the northeast corner of 120th Avenue and Pecos Street in Westminster, Colorado, Park Centre Commons has maintained exceptional occupancy under current ownership's 30 years of operating the asset. This strong historical performance is due to its high visibility, the lack of office supply within a five-mile radius, and the explosive growth in the surrounding communities. Park Centre Commons is currently 93.5% leased with 2.7 years of weighted average lease term remaining.

Park Centre Commons caters to small and mid-sized tenants with easily demisable 16,000 SF on average floor plates and center core. The average tenant size in the building is 3,644 SF. Its sawtooth design and expanded window lines allow for strategic perimeter office space plans. Park Centre Commons also offers prominent eyebrow and monument signage to over 41,000 vehicles per day. Sitting on two individual parcels totaling 6 acres, Park Centre Commons has a peaceful outdoor seating area accented by a fountain and mature landscaping.

The well-traveled 120th Avenue corridor that connects I-25 to Highway 36 (Boulder Turnpike) is loaded with restaurants, hotels, and other retail amenities that serve the park's tenants and nearby large scale corporate and government users. At Park Centre Commons tenancy includes engineering, financial services, real estate, and health care.

Park Centre Commons represents a unique opportunity to capture immediate cash flow with the opportunity to increase in place rents in a highly constrained north Denver suburb.



INVESTMENT HIGHLIGHTS



EXCEPTIONAL LOCATION:

Positioned at the signalized corner of 120th Avenue and Pecos Street less than a mile from I-25, Park Centre Commons sits within 35 minutes of Boulder, Downtown Denver, and Longmont, surrounded by over 1,700 retail and dining options within five miles.



SUPPLY CONSTRAINED MARKET:

North I-25's 15.5% Class B direct vacancy, the second-lowest in metro Denver, combines with just 2.5% Class A vacancy and no active construction pipeline, directing tenants seeking quality space toward well-maintained Class B properties such as Park Centre Commons.



HISTORICAL PERFORMANCE VERSUS THE MARKET:

Over the approximately 20-year period beginning in 2006, Park Centre Commons maintained average combined occupancy of approximately 90%, demonstrating durable tenant appeal despite temporary vacancy pressure during the pandemic-era office disruption.



DISTINCTIVE, LIGHT-FILLED BUILDING DESIGN:

The buildings' distinctive sawtooth configuration creates ten corner-window conditions, well suited for conference rooms and executive offices, while providing abundant natural light and functional layouts throughout the tenant spaces.



INVESTMENT HIGHLIGHTS



HIGH-VISIBILITY CORPORATE IDENTITY:

Prominent signage near the signalized intersection of West 120th Avenue and Pecos Street provides valuable corporate visibility, led by more than 41,000 vehicles per day along West 120th Avenue.



POSITIONED FOR WESTMINSTER'S CORE BUSINESS BASE:

Flexible suites below 10,000 square feet align with Westminster's predominantly small and midsize business community, positioning Park Centre Commons to capture demand from a deep and continually replenishing local tenant base.



IN-PLACE RENT THAT EXCEEDS MARKET:

Park Centre Commons's in-place rents of \$29.35 PSF stand approximately 12% above the current North I-25 average asking rate of \$26.17 (Q2 2026), and recent leasing has pushed the property to a new high-water mark for the submarket.



A TRUE EMPLOYMENT NODE:

The one-mile daytime population of 20,700 is nearly double the resident population of 10,558, confirming a true employment node with over 14,000 workers within a mile across professional services, government, healthcare, and technology.





93.5%
LEASED

2.7 YRS
WALT

\$29.35/SF
AVG. IN-PLACE RENT



OFFERING GUIDELINES

PRICE

Unpriced. Qualified investors are invited to submit all cash offers for Park Centre Commons I & II.

TIMELINE

A firm bid date will be established at a later date.

CONDITIONS

Park Centre Commons I & II are offered for sale on a strictly “AS-IS, WHERE-IS” basis. Seller makes no representations or warranties, express or implied, regarding the Property’s physical condition, environmental status, financial performance, tenant relationships, or fitness for any particular purpose.

PROPERTY TOURS

Property tours are available upon request. To schedule a Property tour or for any additional information, please contact:

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FINANCING

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