



**church ranch**  
INNOVATION PARK



**150,821 SF FLEX/OFFICE/R&D  
SPACE AVAILABLE**

Westminster, CO

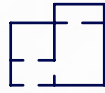
**Bamboo**  
UTILITY PARTNER

**JLL**



**Parking**

4.00/1,000 SF



**Type**

Single-story flex



**Use**

Flex/Office/R&D/Industrial



**Signage**

Building signage available



**Loading**

Grade level available



**Clear Height**

17'

# FLEX/OFFICE FOR LEASE



## 7403 Church Ranch Blvd

BUILDING SIZE: 45,400 SF  
AVAILABLE: 8,080-20,087 SF



## 7401 Church Ranch Blvd

BUILDING SIZE: 44,796 SF  
AVAILABLE: 7,741 SF



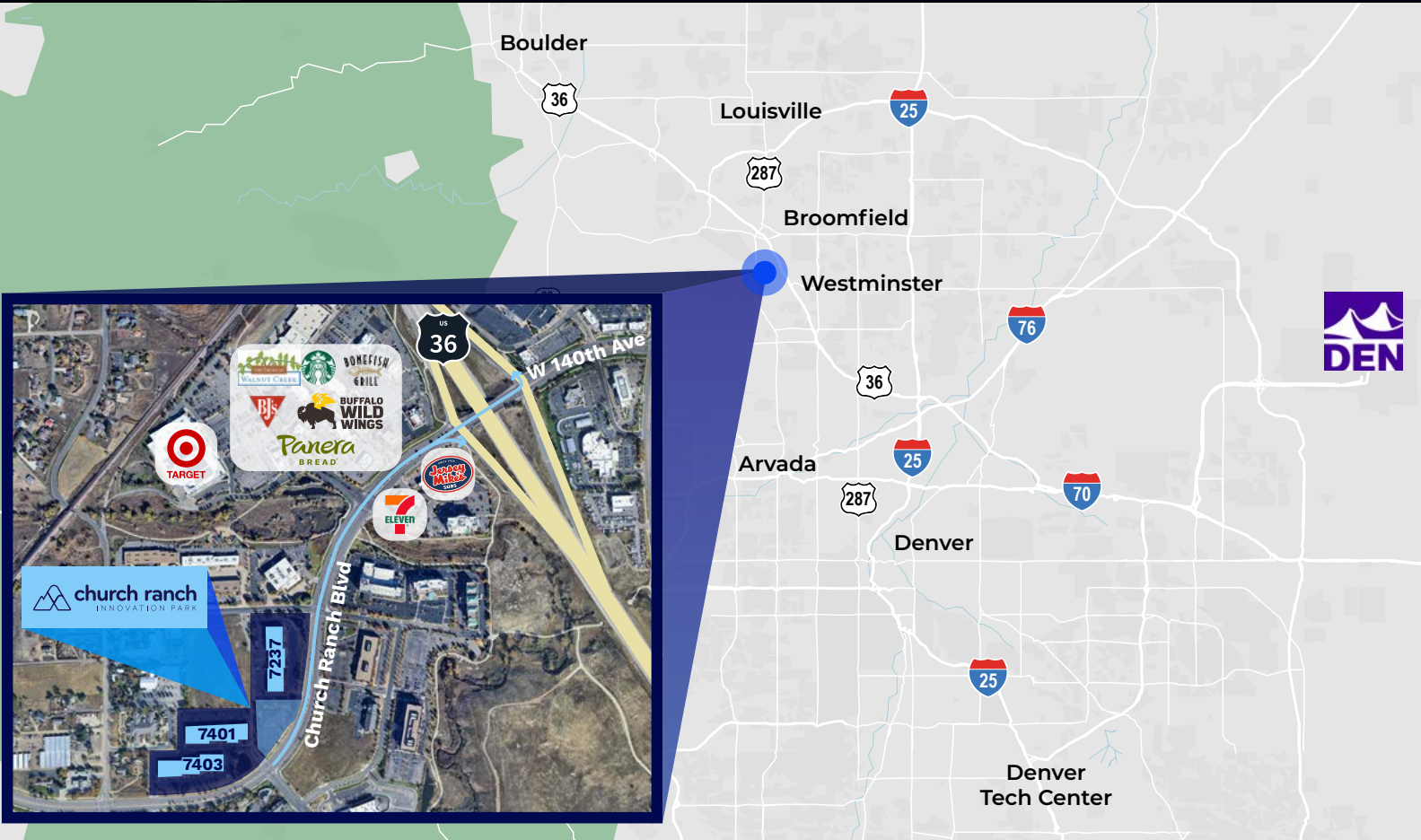
## 7237 Church Ranch Blvd

BUILDING SIZE: 60,625 SF  
AVAILABLE: 1,953-8,074 SF



# LOCATION

Church Ranch Innovation Park offers three premier office & flex buildings in Westminster, Colorado. Featuring mountain views and immediate access to US-36 — the property is just 20 minutes from Denver and 22 minutes from Boulder.



## DRIVE TIMES & DEMOGRAPHICS

	DRIVE TIME	POPULATION	AVG HOUSEHOLD INCOME	MEDIAN AGE
ROCKY MOUNTAIN METROPOLITAN AIRPORT	5 MINUTES			
BOULDER	15 MINUTES			
DOWNTOWN DENVER	25 MINUTES			
DENVER INTERNATIONAL AIRPORT	35 MINUTES			
3 MILES		100,269	100,269	38
5 MILES		282,352	282,352	39



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Bamboo |   
CITY PARTNER

**FOR LEASING, PLEASE CONTACT:**

**PATRICK MCGETTIGAN**  
+1 303 217 7956  
[patrick.mcgettigan@jll.com](mailto:patrick.mcgettigan@jll.com)

**JONATHAN SHIRAZI**  
+1 303 217 7968  
[jonathan.shirazi@jll.com](mailto:jonathan.shirazi@jll.com)

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