

Northwest Park

CENTER

2 BUILDING CAMPUS
FOR LEASE

855-995 W 122ND ST, WESTMINSTER, CO
FLEX R&D / MANUFACTURING



BUILDING TOTAL : 119,425 SF | 855: 54,425 RSF | 995: 65,707 RSF

BLDG. 1

BLDG. 2

855-995 W 122ND ST, WESTMINSTER, CO

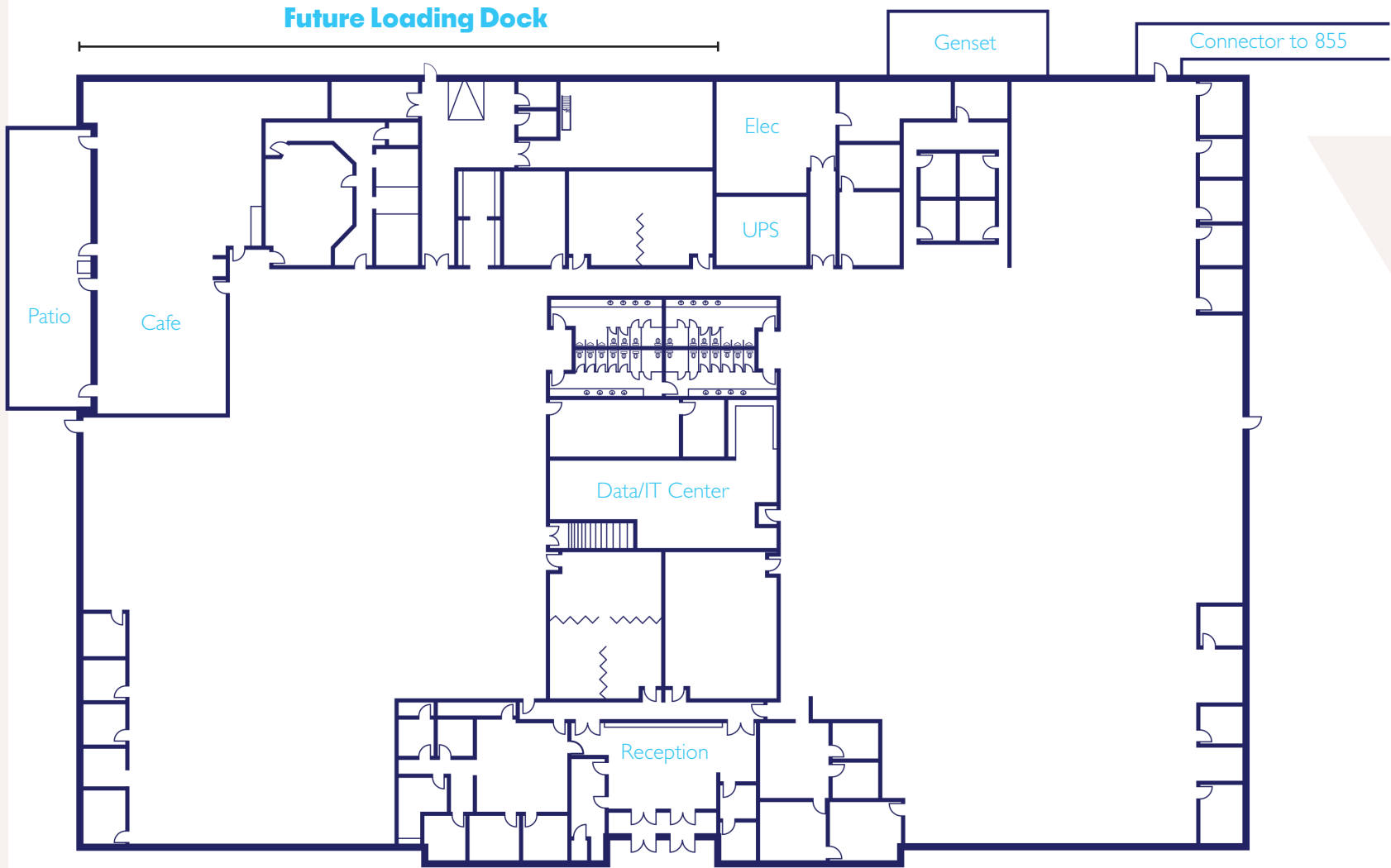


BUILDING SPECS

Parking Ratio 4.8/1000 RSF - building expandable	Bldg 1 Power 2000 AMPS	Bldg 2 Power 1600 AMPS	Quick Proximity to I-25 & RTD park & ride	Demisable Up to 25,000 SF	Building Class Class A
Zoning Flex / R&D Manufacturing	Ceiling Height 18'-20' Clear	Build Date 2017-2021	Layout 100% Finish, Demo to MFG /Warehouse possible	Amenity Rich Neighborhood	Back Up Power 2 Full Bldg. Generators UPS Exists

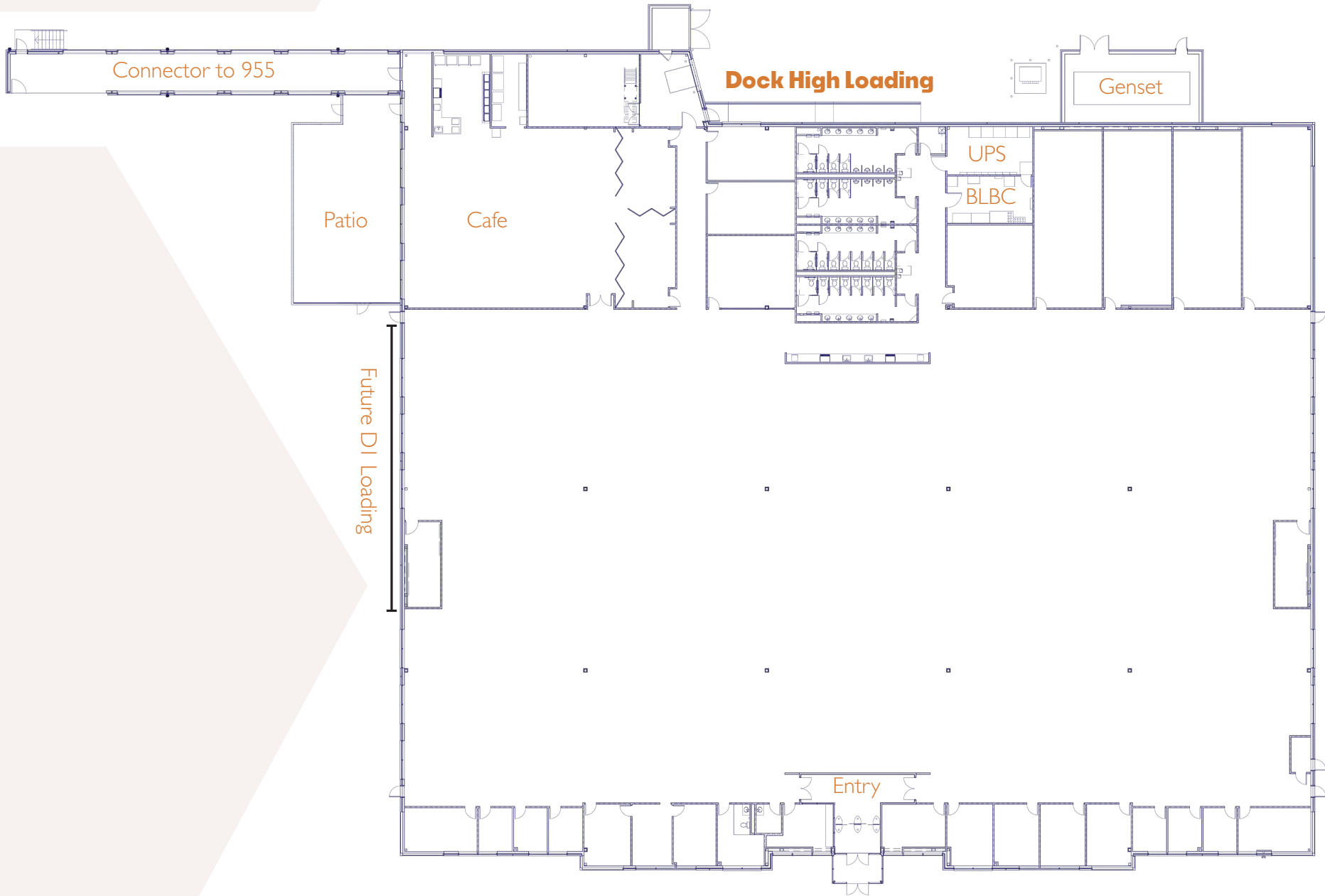
65,707 RSF | AS-BUILT PLAN

955 W 122ND ST, WESTMINSTER, CO



54,425 RSF | AS-BUILT PLAN

855 W 122ND ST, WESTMINSTER, CO



DRIVE TIMES



NEARBY AMENITIES

BROOMFIELD PLAZA 7 Min Drive

- Walmart Super Center
- Home Depot
- Chase Bank
- Starbucks
- Raising Cane's
- Noodles and Company
- King Scoopers
- Domino's Pizza
- Goodwill
- Dollar Tree
- Sherwin Williams
- Ziggie's Coffee

VILLAGE AT PARK CENTRE 1 Min Drive

- Bellco Credit Union
- Circle K
- US Bank
- Chili's Grill & Bar
- Hooters
- Tokyo Joe's
- Perdilla Mexican Kitchen
- Wendy's
- Comfort Suites
- FedEx
- SouthStake Bank
- Extended Stay America

WEBSTER LAKE PROMENADE 5 Min Drive

- Starbucks
- Jamba Juice
- Longhorn Steakhouse
- Applebee's
- Panera Bread
- Bad Daddy's Burger Bar
- Parry's Pizza and Taphouse
- First Watch
- Delta Hotels
- Days Inn
- Baymont by Wyndham
- Double Tree by Hilton

THORNCREEK CROSSING 8 Min Drive

- Target
- World Market
- Sprouts
- Michaels
- Barns and Noble
- Dollar Tree
- Wells Fargo
- BMO Bank
- Panda Express
- Krispy Kreme
- Cold Stone
- Olive Garden
- Chick fill-A
- Chipotle
- Einstein Bagels



Northwest Park

CENTER



BUILDING TOTAL : 119,425 SF | 855: 54,425 RSF | 995: 65,707 RSF

BLDG. 1

BLDG. 2



855-995 W 122ND ST, WESTMINSTER, CO
FLEX R&D / MANUFACTURING



LOCATION:

Located in Westminster Colorado is a full service city strategically between Denver and Boulder.



ECOSYSTEM:

Excellent access to transportation and higher education, well education work force, entertainment, and recreation.



ACCESS:

Location offers direct access to US 36, Interstate 25, Interstate 76 and access to Northwest Parkway, E-470, and Interstate 70.



DEMOGRAPHICS:

Strong surrounding demographic profile, proximity to a wide array of amenities, and attractive access to labor; all in a growth corridor of Denver.



NEIGHBORS:

Denver's North Submarket includes a strong corporate tenant base including including a number of technology oriented companies including Google, Digital Globe, Avaya, Polucon, and GeoEye.



LEASING:

Jason Addlesperger

Senior Managing Director

+1 720 217 3403

jason.addlesperger@jll.com

Andy Ross

Managing Director

+1 303 260 6504

andy.ross@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle IP, Inc. All rights reserved.

