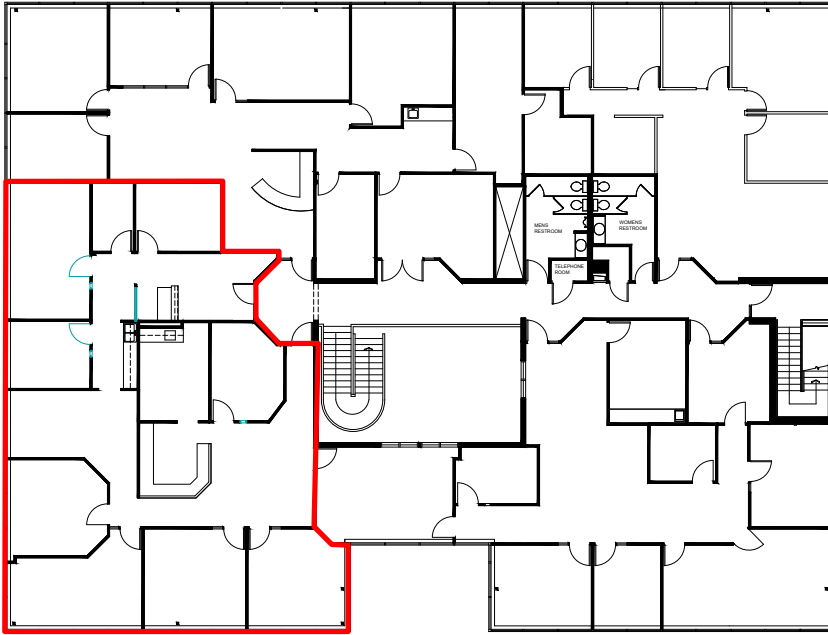
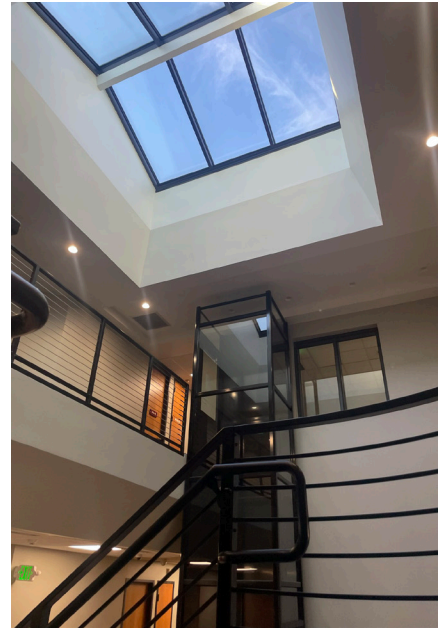




8787 Turnpike
WESTMINSTER, CO
3,226 RSF available



3,226 RSF AVAILABLE Second Floor



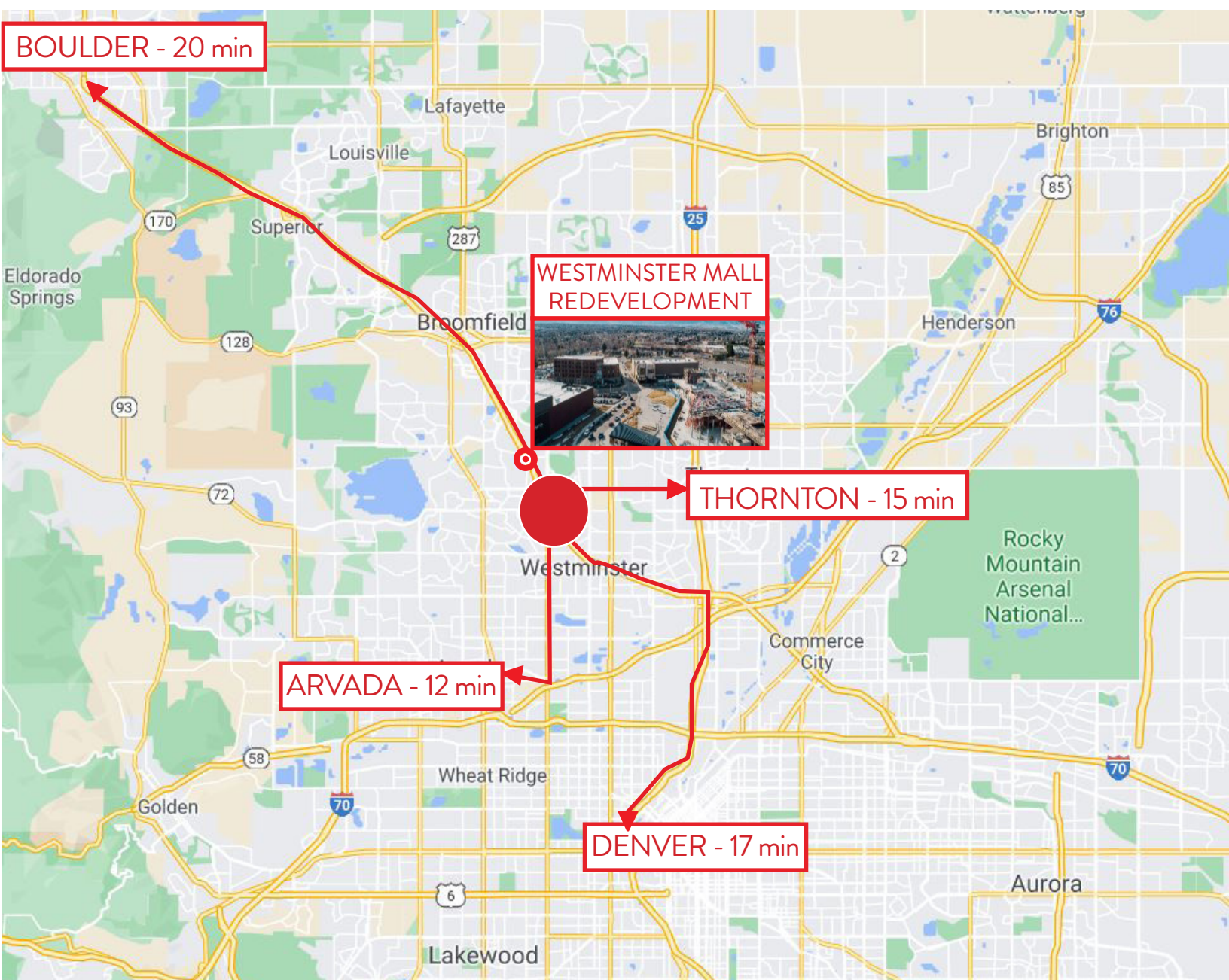
Building & Location *highlights*

- Stand-Alone Building
- Signage Opportunity
- Steps from RTD
- Shopping, Restaurants, and Amenities
- Upgraded LED's and Solar Panels have been added to the property
- US 36 Visibility



AVAILABILITIES (contiguous)	
SUITE 270	1,557 RSF
SUITE 280	1,659 RSF
Total	3,216 RSF
PROPERTY DETAILS	
Address:	8787 Turnpike Drive Westminster, CO
Property Size:	19,904 SF
Lease Rate:	\$23 - \$24 / SF FSG
Parking:	3.3: 1,000 SF
Notes:	Highway 36 visibility with signage





DRIVE TIMES

DESTINATION	TIME	DESTINATION	TIME
Westminister Mall	2 min	Boulder	20 min
Westminister RTD Station	6 min	Golden	20 min
Arvada	12 min	Aurora	22 min
Thornton	15 min	Denver Tech Center	25 min
Denver	17 min	Denver International Airport (DEN)	25 min



PROMINENT US-36 SIGNAGE OPPORTUNITY

70,000 VEHICLES
PER DAY ON HWY 36



PATRICK MCGETTIGAN

Patrick.McGettigan@am.jll.com
(303) 217-7956

JONATHAN SHIRAZI

Jonathan.Shirazi@am.jll.com
(303) 217-7968

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 The Property may be withdrawn without notice.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. ©2022 Jones Lang LaSalle IP, Inc. All rights reserved.

**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.