

8620 WOLFF COURT

WESTMINSTER, COLORADO 80031

38,076 RSF OFFICE



OFFICE AVAILABLE FOR LEASE

8620 WOLFF COURT IS A HIGHLY VISIBLE, WELL-LOCATED SMALL OFFICE BUILDING ALONG US HIGHWAY 36, NEAR THE NEW DOWNTOWN WESTMINSTER. THE BUILDING IS EFFICIENT, FUNCTIONAL, BRIGHT & LIGHT, WITH CONVENIENT ACCESS TO THE INTERSTATE AND DOWNTOWN WESTMINSTER. RENOVATIONS ARE PLANNED TO PROVIDE A COMMON CONFERENCE ROOM, TENANT LOUNGE AND A LOBBY REFRESH.

8620 WOLFF COURT

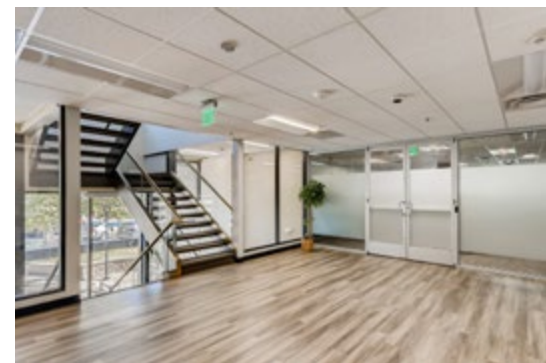
WESTMINSTER, COLORADO 80031

FEATURES

- Abundant Parking
- Fitness Center
- Showers and Lockers
- High Speed IT Infrastructure
- Common Conference Room, Lobby Refresh and Tenant Lounge Coming Soon!

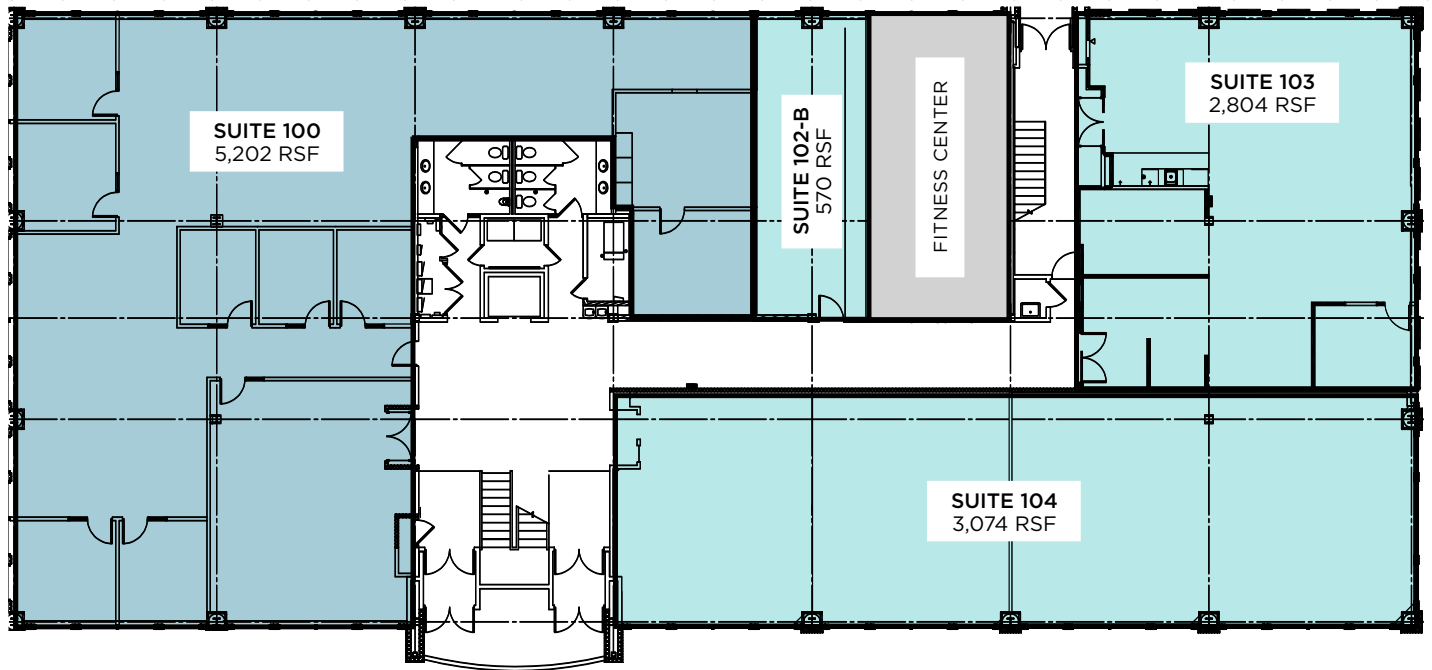
DETAILS

Property Size:	38,076 RSF
Year of Construction:	1984
Renovation:	Coming soon!
Parking:	3.89 : 1,000
Floors:	Three (3)
Floorplate:	±13,000 RSF

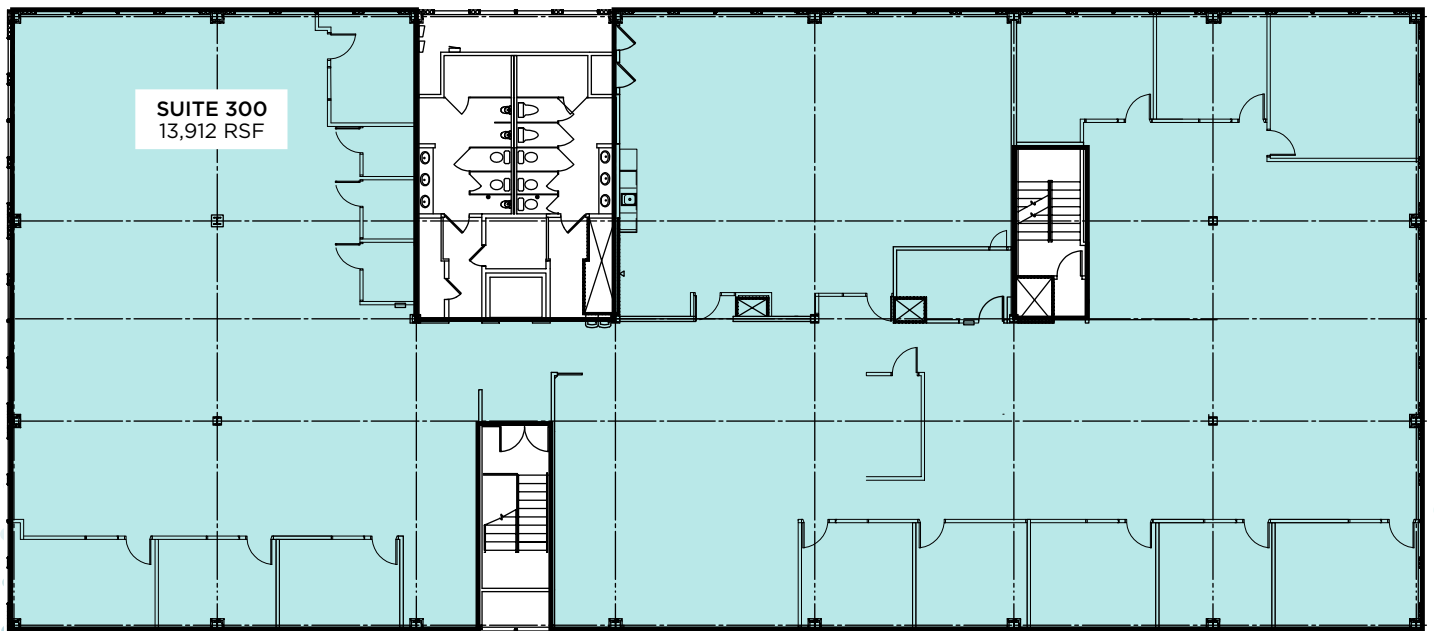


FLOOR PLANS

FIRST FLOOR



THIRD FLOOR



8620 WOLFF COURT

WESTMINSTER, COLORADO 80031



FOR MORE INFORMATION, CONTACT

Dan Beer

+1 303 813 6494

dan.beer@cushwake.com

Michael Coppola

+1 303 312 4212

michael.coppola@cushwake.com

1401 Lawrence Street, Suite 1100
Denver, Colorado 80202
T +1 303 292 3700
F +1 303 534 8270
cushmanwakefield.com

© 2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.