

Corporate Neighbors



Westmoor
Technology Center



- Proximate to multi-modal transportation, US 36 Corridor, Rocky Mountain Metropolitan Airport and DIA via the Northwest Parkway
- Nearby amenities - Flatiron Crossing Regional Mall, Omni Interlocken, First Bank Center
- Access to motivated and educated workforce, employment centers and higher education
- Undisturbed views of the Flatiron Mountains

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REAL ESTATE PARTNERS

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 Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Westmoor
Technology Center

Westminster, CO 80021

Land Sites For Sale or BTS

10 to 32 acre sites with opportunity to build up to 424,161 SF



Northwest Connect

High-tech office campus connecting Denver and Boulder near high demand northwest corridor amenities



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Westmoor Technology Center

Westmoor was designed not only to exceed the needs of today, but to meet the demands of the next generation. Roadways, utilities, telecommunications and sewage systems were all constructed to exceed future capacity upon build-out. State-of-the-art electrical power and telecommunications systems have been put into place to support the advanced technology companies that are locating to Westmoor.

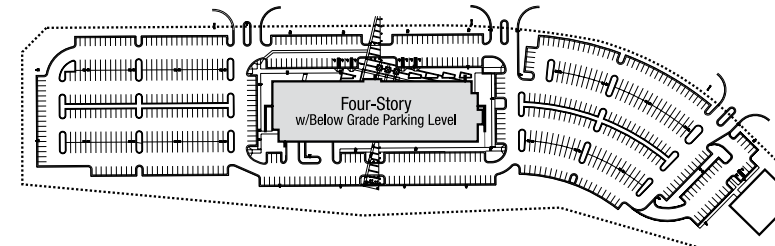
- Dual feed electrical service from two substations
- 11 watts per square foot
- General-purpose power

HYPOTHETICAL SITE PLANS AND BUILDING RENDERINGS:



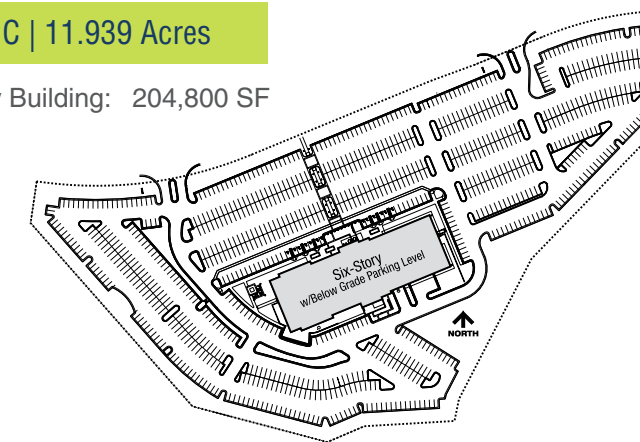
Parcel B | 10.234 Acres

Four-Story Building: 147,000 SF



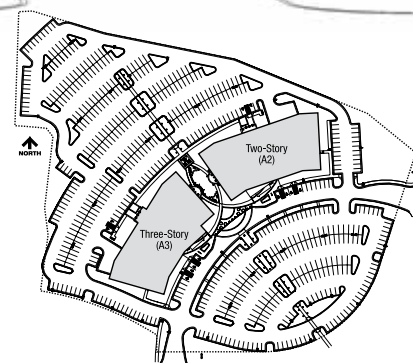
Parcel C | 11.939 Acres

Six-Story Building: 204,800 SF



Parcel A | 10.062 Acres

Two & Three Story Building
 Two-Story: 48,108 SF
 Three-Story: 72,361 SF



WESTMOOR ON-SITE AMENITIES:

- Heritage Golf Course
- West View Recreation Center
- 3.5 mile open space trail system, three pocket parks, and WI-FI enabled pavilions

POTENTIAL USES: CORPORATE CAMPUS, OFFICE, R&D