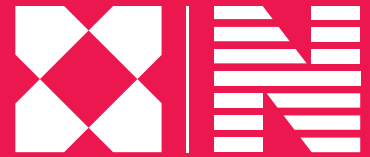


8687 W. 108th Avenue

Westminster, Colorado



Office Building Purchase Opportunity

As exclusive agents, we are pleased to offer the following office for sale:

For Sale

Space Available:

4,258 SF

Sale Price:

~~\$830,310~~

\$766,440

Property Highlights

- ◆ Recently renovated with upgraded finishes
- ◆ Mixture of private offices and open space
- ◆ Corner lot with ample parking
- ◆ Minutes to US 36 via Wadsworth Boulevard
- ◆ Close proximity to the shops at Walnut Creek & Arista

Roger Simpson 303.260.4366 rsimpson@ngkf.com

Jared Leabch 303.260.4330 jleabch@ngkf.com

**Newmark Grubb
Knight Frank**

www.ngkf.com

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

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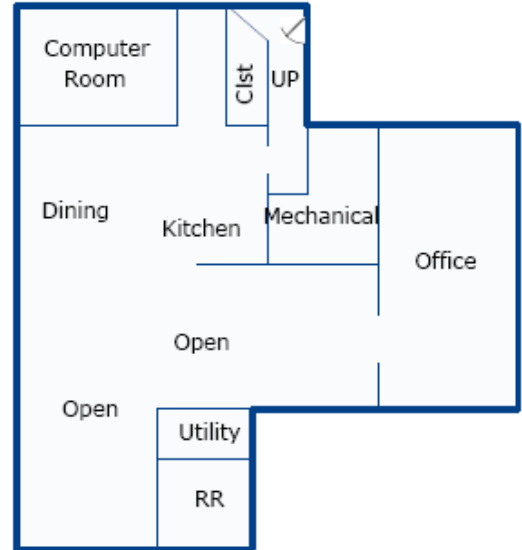
Office For Sale

Floorplan

MAIN FLOOR



LOWER LEVEL



Aerial View



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