

FOR LEASE OR SALE

# Park 12 Hundred Tech Center

801 W. 116th Avenue, 901 W. 116th Avenue & 11751 Huron Street  
Westminster, Colorado 80234

PARK **12** HUNDRED  
TECH CENTER

[park12hundredtech.com](http://park12hundredtech.com)

BRAND NEW CLASS A INDUSTRIAL SPACE



Amenity-Rich Infill Location | 12,700 - 140,442 SF Available For Lease or Sale | Adjacent to Interstate 25

Represented By:



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## Amenity Map

### Colorado Enterprise Zone Program

Businesses located in an enterprise zone may qualify for the following tax incentives throughout the state:

- Investment tax credits
- Job training tax credits
- R&D Investment tax credits
- New employee credits and other incentives available



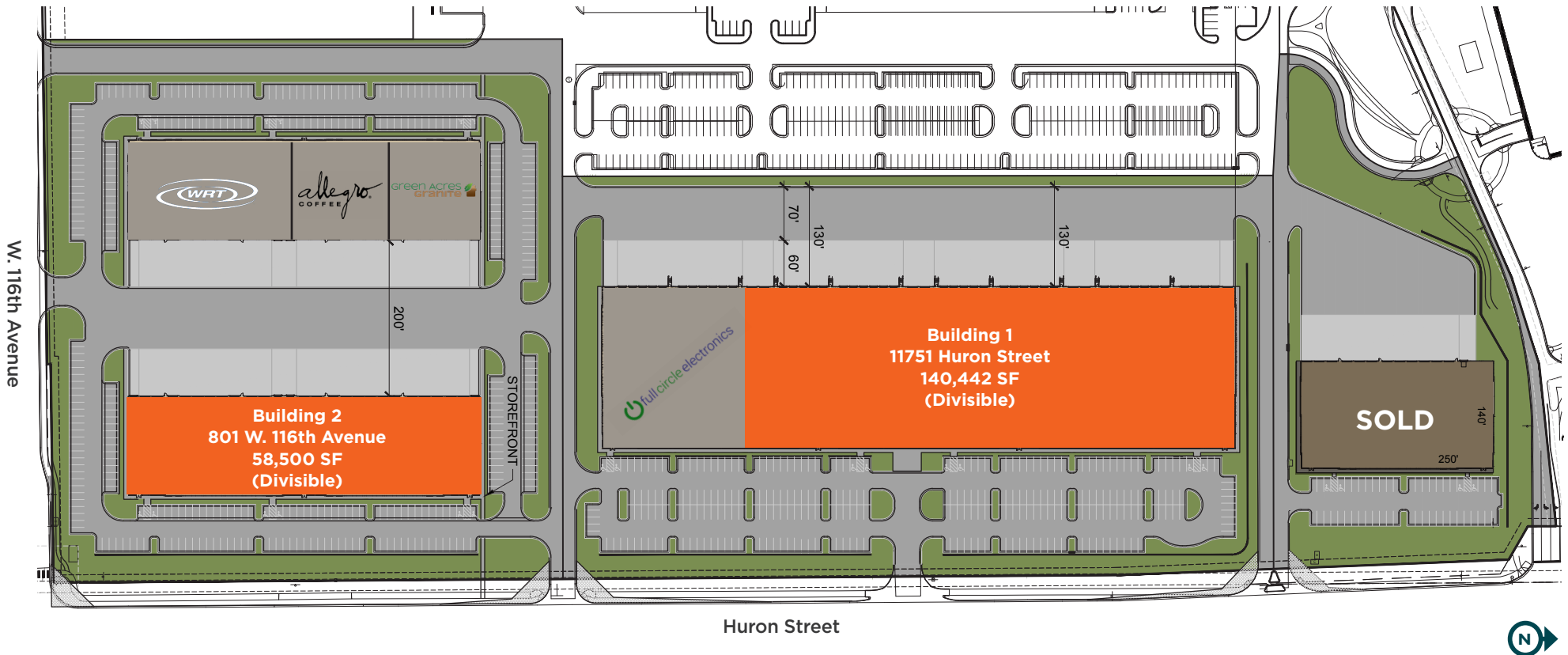
## Drive Times From Site

I-25	2 Minutes
I-25 & I-70	10 Minutes
Highway 36 via 120th Avenue	13 Minutes
Downtown Denver (Coors Field)	13 Minutes
Fort Collins (Harmony & I-25)	38 Minutes
Boulder (Foothills & Pearl St.)	24 Minutes
Denver International Airport	25 Minutes



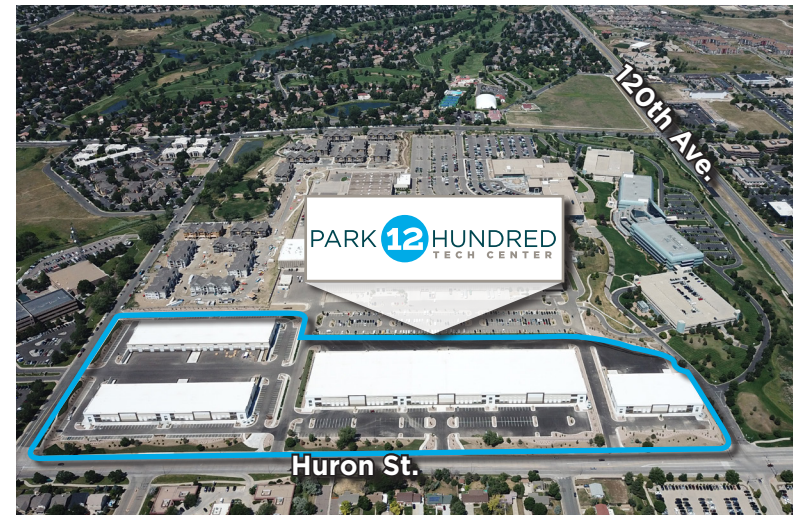


## Site Plan



## Property Highlights

- Class A concrete tilt-up buildings with high-end details including LED lighting, ESFR fire sprinkler systems, clerestory windows in the warehouse and expansive office window glass lines in each building
- Environmentally responsible design and building efficiencies
- Front park/rear load buildings
- Dock-high 9' x 10' and grade-level 12' x 14'
- Large modern truck courts for ease of maneuvering
- Amenity-rich location with close retail amenities, restaurants, hotels and medical facilities
- Ease of access to I-25, 10th Avenue, US 36, Highway 287 and E-470
- Direct access to RTD local and Regional Transit
- Common area amenities include: Public arts and seating areas



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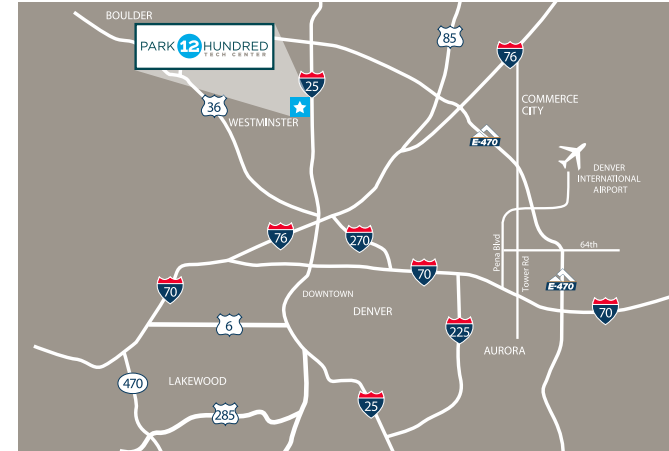


park12hundredtech.com

## Demographics

CoStar, 2019

	1 Mile	3 Miles	5 Miles
Population	14,629	131,917	333,859
Households	6,434	50,018	120,882
Average HH Income	\$53,055	\$76,226	\$76,008
Average Age	33.50	36.20	35.70



## Traffic Counts

CoStar, 2019

Intersection	Vehicles Per Day
Huron St. & W. 120th Ave.	53,886
W. 120th Ave. & Mariposa St.	41,882
W. 120th Ave. & Delaware St.	57,000
Huron St. & W. 116th Ave.	18,950



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