Colorado Group

PROFESSIONAL OFFICE **BUILDING FOR SALE**

11148 BENTON STREET
WESTMINSTER, CO 80020

PROPERTY **HIGHLIGHTS**

11148 Benton Street is an attractive two-story professional office building located at the southwest corner of Sheridan Boulevard and W 112th Avenue. The buildout includes 12 private offices, 3 conference rooms, training room, data center, showers, and storage.

- Close proximity to numerous hotel and restaurant amenities
- Two-story professional office building with elevator access.
- Parking ratio: 4.36:1,000 SF
- Quick access to Hwy 36 and Hwy 287
- Data center with two dedicated HVAC units.
- Backup generator supports the entire building.

Sale Price	$4,250,000
Site Size	1.35 Acres
Building Size	20,228 SF
Available	Immediately
Parking	4,36/1,000 SF
Zoning	PUD

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only. Licensed in the state of Colorado.

CONTACT US

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PROPERTY **PHOTOS**

* For a complete disclaimer, please see page one of this brochure.

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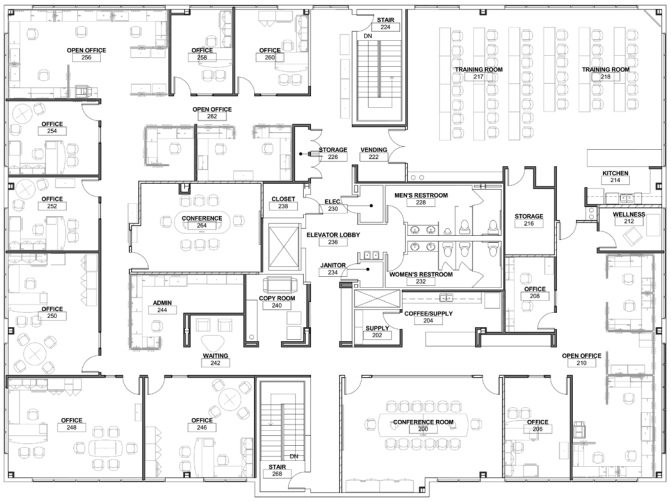
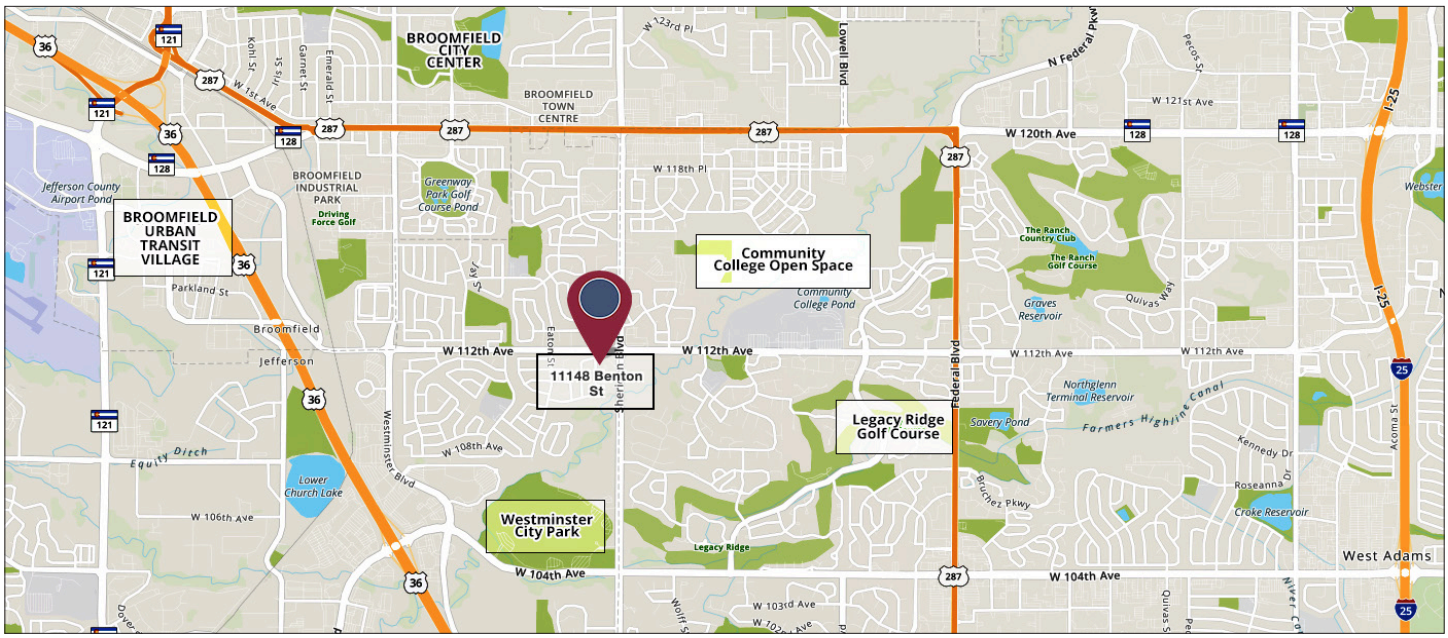
PROPERTY **FLOOR PLAN**

Level 1



Level 2

PROPERTY **LOCATION**



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