

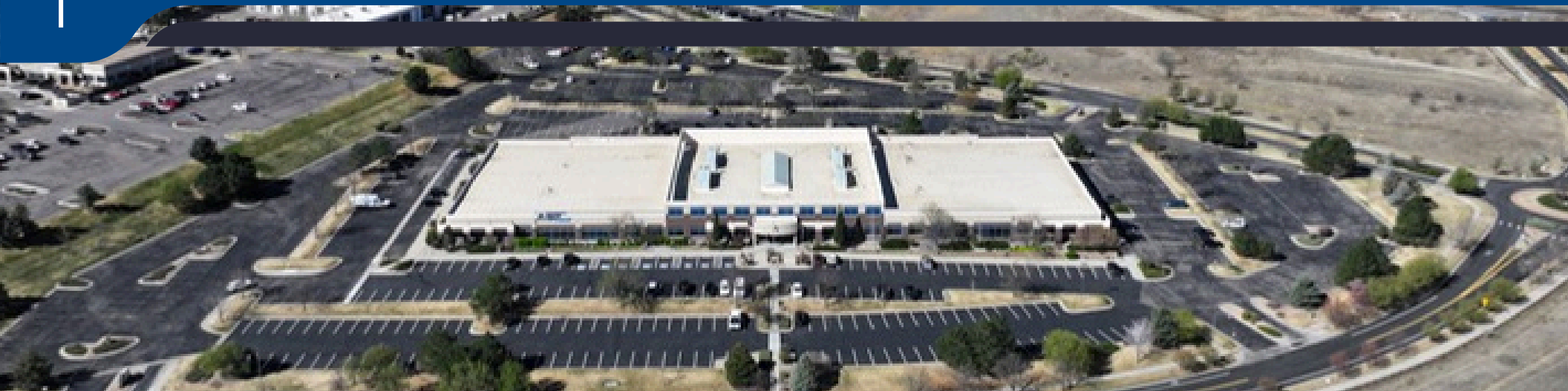


BENCHMARK
COMMERCIAL REAL ESTATE



1870 W 122nd Ave
Westminster, CO 80234

FOR SALE
\$8,900,000



Office & Education Campus

An exceptional opportunity awaits at 1870 W 122nd Avenue — a landmark-quality corporate campus offering 72,000 square feet of versatile space on 13.1 beautifully maintained acres in the heart of Westminster, Colorado. Built in 2002 and impeccably cared for, this institutional-caliber property presents a rare combination of scale, flexibility, and immediate functionality that is virtually impossible to replicate at this price point in the Denver metro market. Whether you are an owner-user seeking a flagship headquarters or an investor looking for a value-add asset with genuine upside, this property demands serious consideration.

The building's layout is ideally balanced for a wide range of users. Approximately half of the square footage features professional office buildout, while the remaining half was purpose-configured as classrooms for an education tenant — a combination that lends itself naturally to corporate training facilities, charter or private schools, healthcare education programs, skilled nursing, government agencies, or any organization that requires both traditional office environments and flexible meeting or instructional space. The existing infrastructure means an incoming user can hit the ground running with minimal capital investment required.

Ownership flexibility is a defining feature of this offering. Some income in place provides an investor the option of immediate income while they chart a longer-term strategy. Few properties at this scale offer this level of optionality, making 1870 W 122nd Avenue as attractive to a value-focused investor as it is to a growing organization in need of a permanent home.

The property's operational credentials are equally impressive. A best-in-class parking ratio of 10 spaces per 1,000 square feet — totaling approximately 720 spaces — eliminates one of the most common friction points for large office and institutional users. Building and monument signage opportunities provide meaningful visibility along one of Westminster's primary corridors, offering incoming ownership valuable branding exposure. Offered at \$8,900,000, this is one of the most compelling large-format opportunities to come to the Denver metro market in recent memory.



PROPERTY USE OFFICE



BUILDING SIZE 72,000 SF



LOT SIZE 13.01 ACRES



ZONING PUD, WESTMINISTER



PARKING 720 SPACES/10.00/1,000 SF



OPERATING EXPENSES (2025) \$10.69/SF



YEAR BUILT 2002



SIGNAGE MONUMENT & BUILDING



LOADING 1 DOCK HI W/ LEVELER

- NEW ROOF 11/2020 WITH 9 YEAR REMAINING WARRANTY
- WELL MAINTAINED OWNER/USER BUILDING
- ONE DOCK-HI LOADING DOOR WITH LEVELER
- WAREHOUSE COULD BE EXPANDED



Westminster



Tucked within the thriving North Westminster corridor, the 120th Avenue area offers a dynamic blend of suburban stability and commercial growth. Positioned between Denver and Boulder, Westminster has emerged as a key connector along the Front Range, attracting steady residential expansion and retail investment. The surrounding area is supported by established neighborhoods, major shopping centers, and everyday amenities, creating consistent traffic and a strong consumer base. With nearby access to parks, open space, and regional destinations, the corridor balances accessibility with quality of life in one of the metro's most livable suburban communities.

With immediate connectivity to Interstate 25 and U.S. Route 36, the location offers seamless access to both Denver's urban core and Boulder's innovation hub. As Westminster continues to grow as part of the greater Denver metropolitan area, the North Westminster submarket is gaining traction among retail, office, and service users seeking visibility, convenience, and long-term stability outside of the city center.



Columbine Meadows Park

Big Dry Creek Park

North Westminster

North Stadium

N Federal Pkwy

Park Center Dr

N Pecos St

Huron St

W 122nd Ave

W 121st Ave

Matsumotto Sushi & Grill

Starbucks Coffee Company

Academy Bank

The Delectable Egg

US Bank

MAD Greens

Homegrown Tap & Dough

Chili's Grill & Bar

W 120th Ave

287

128

25

25

Jackson Lake

N Pecos St

Northglenn Recreation Center













BENCHMARK

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DISCLAIMER

1870 W 122nd Avenue (the "Property") is offered for sale as-is, where-is. Seller and Benchmark Commercial LLC ("Agent") make no representations or warranties, express or implied, as to the accuracy or completeness of the information herein, which is based on sources deemed reliable but not guaranteed. Prospective purchasers must conduct their own independent investigations and shall not rely on this material as a representation of future performance.

All information is confidential, provided solely for evaluation of the Property, and may not be disclosed, reproduced, or distributed without prior written consent. Seller reserves the right to withdraw the Property, reject any offers, or modify terms at any time without notice. No obligation shall exist unless and until a binding written agreement is fully executed by Seller. Purchasers are advised to consult their own legal and professional advisors regarding compliance with applicable laws, including the ADA.

DO NOT INTERACT WITH OR APPROACH EXISTING TENANTS. The Property will be shown to prospective investors by appointment only. Please contact Tanner Mason or Jason Bollhoefner for a private showing.

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