

Warehouse Meets Office/Lab for Lease

**1317 WEST 121ST AVENUE
WESTMINSTER, CO 80234**

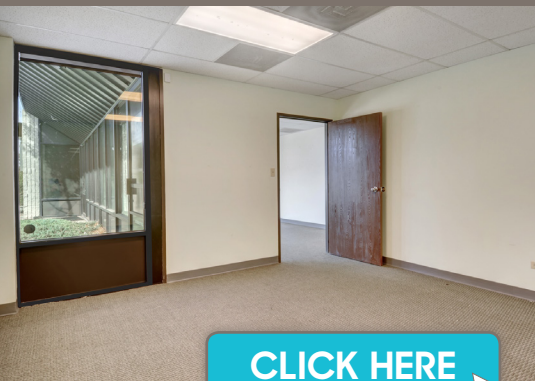
Unit Size 2,400 SF
Rate \$14.00 + \$3.94 NNN
Available January 1, 2019

OH-LA-LABORATORY

First-rate freeway access is just the starting line for this chemistry-ready warehouse space. Its past life as a laboratory means that it's fully equipped to house your innovative business with a highly efficient ventilation system, lab-ready wiring, office spaces, a warehouse with a massive garage door, and a customizable kitchen area where you and your team can refuel in the name of science. Or art. Or technology. Or...surprise us.

PROPERTY HIGHLIGHTS

- 50% lab/office and 50% warehouse
- Upstairs storage
- Quick access to I-25 (blocks away)
- Located in quiet Park Centre Business Park
- Near the Ranch Country Club



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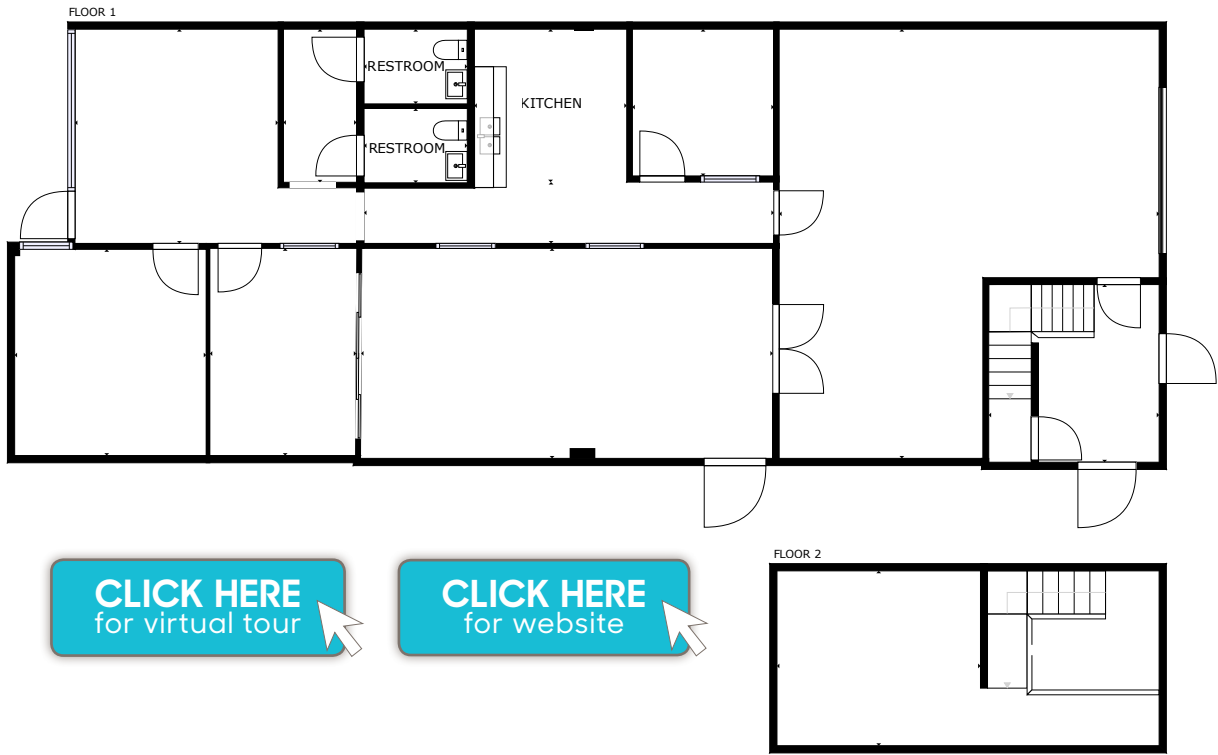


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