



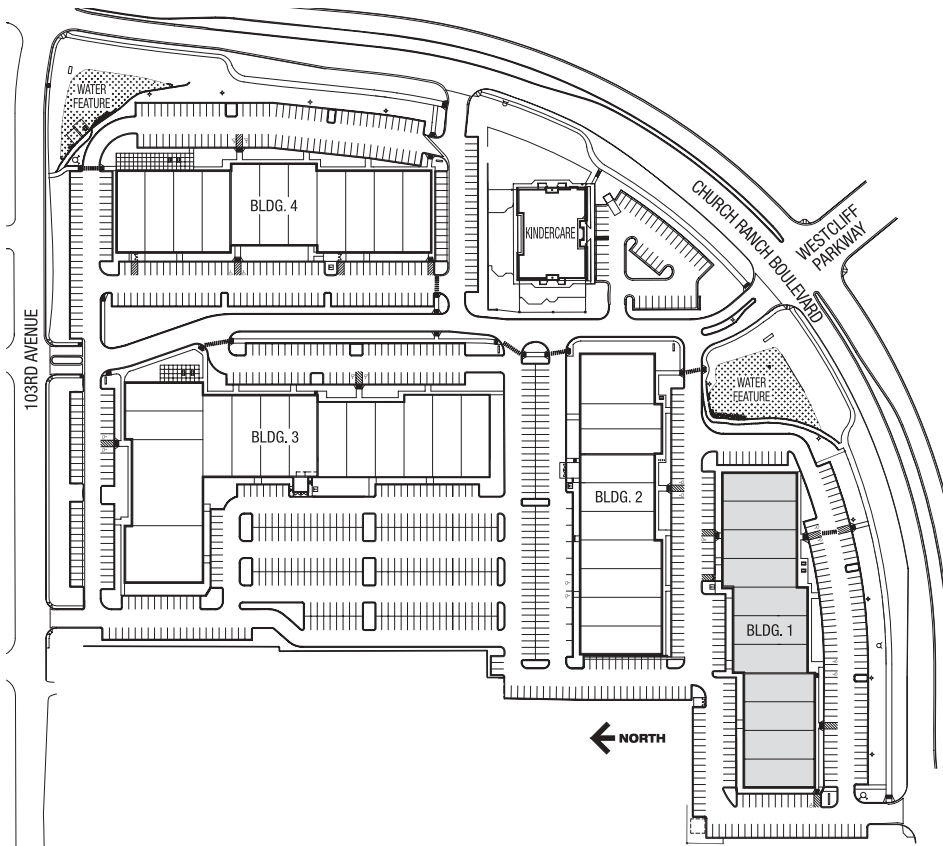
SINCE 1869

**CHURCH RANCH**  
CORPORATE CENTER

**7403 Church Ranch Blvd.  
Westminster, CO 80021**

**44,245 Sq. Ft.**

**Office / Flex**



**Key Features:**

- Single-story office/flex building featuring flexible floor plans
- Easy access to I-25, I-70, US-36 and Northwest Parkway
- Outstanding visibility along US-36
- Fiber-optic capabilities for advanced computing, teleconferencing and videoconferencing
- Tranquil setting conducive to maximum productivity
- 16'-18' Clear ceiling height
- Ample parking with up to 5 spaces provided per 1,000 rentable square feet, located close to building entrances
- On-site amenities include childcare center, hotels and other conveniences
- Mountain views, adjacent creeks and trail systems
- Beautifully landscaped
- Located 20 minutes from Boulder and 15 minutes from downtown Denver
- Located on RTD route
- Local ownership
- Responsive, professional management
- Adjacent to Walnut Creek property

**BARBARA MYERS**

303.223.0496 phone  
303.629.5451 fax  
BMyers@etkinjohnson.com  
etkinjohnson.com