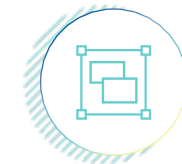


WESTMOOR CENTER HIGHLIGHTS

- Efficient 40,000 – 50,000 SF floorplates to accommodate a range of tenants. Perfect for tech and R&D
- Recently renovated with best-in-class amenities
- Ideally located off of Highway 36, just 20 minutes from Boulder, 25 minutes from Denver and 35 minutes from DIA
- Expansive front range mountain views
- High ceilings on all floors (15 - 17')



**613,000 SF
CAMPUS**



**40,000 SF - 50,000SF
TYPICAL FLOORPLATE**



**4.5/1,000 SF
PARKING RATIO**



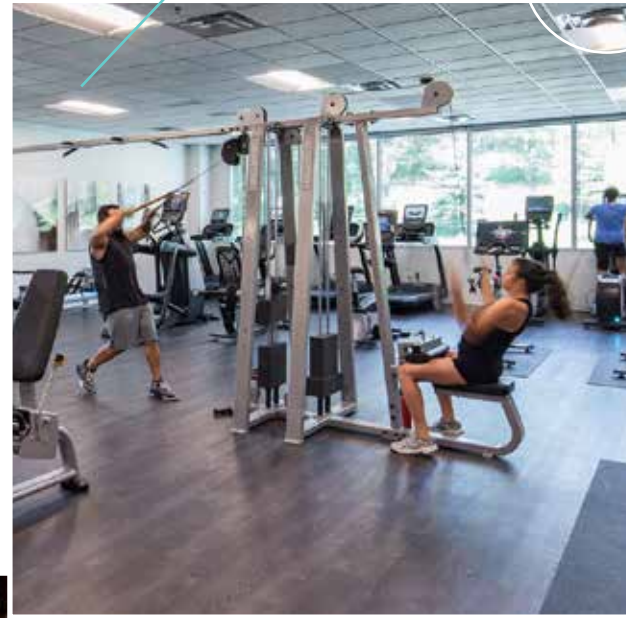
**1997
YEAR BUILT**



**2019
YEAR RENOVATED**

BEST-IN-CLASS AMENITIES

- ✓ Best on-site café in the market as recognized by the Denver Business Journal and Food Management
- ✓ State-of-the-art fitness center with onsite physical therapists, massage therapists and personal trainers. Includes quality equipment, Pelotons and on demand fitness rooms
- ✓ Surrounded by 18-hole Heritage Golf Course and Clubhouse. Golf course offers resident rates
- ✓ Free shuttle to and from RTD Park & Ride. Also available for service to nearby area locations including hotels and restaurants
- ✓ Bicycle storage
- ✓ Car wash & detail services
- ✓ Rotating food trucks and seasonal farmers markets



New deli with breakfast, lunch, grab & go, and gourmet coffee service. Features indoor/outdoor seating and wifi. Delivery available for meetings and conferences

<https://www.grazeandgather.com/>



- ✓ Onsite concierge services and 24/7 security
- ✓ West View Recreation Center on campus with resident rates
- ✓ Redundant power to all buildings separate from Xcel Energy Substations
- ✓ Full conference, board room and training facility for up to 130 people with catering capabilities





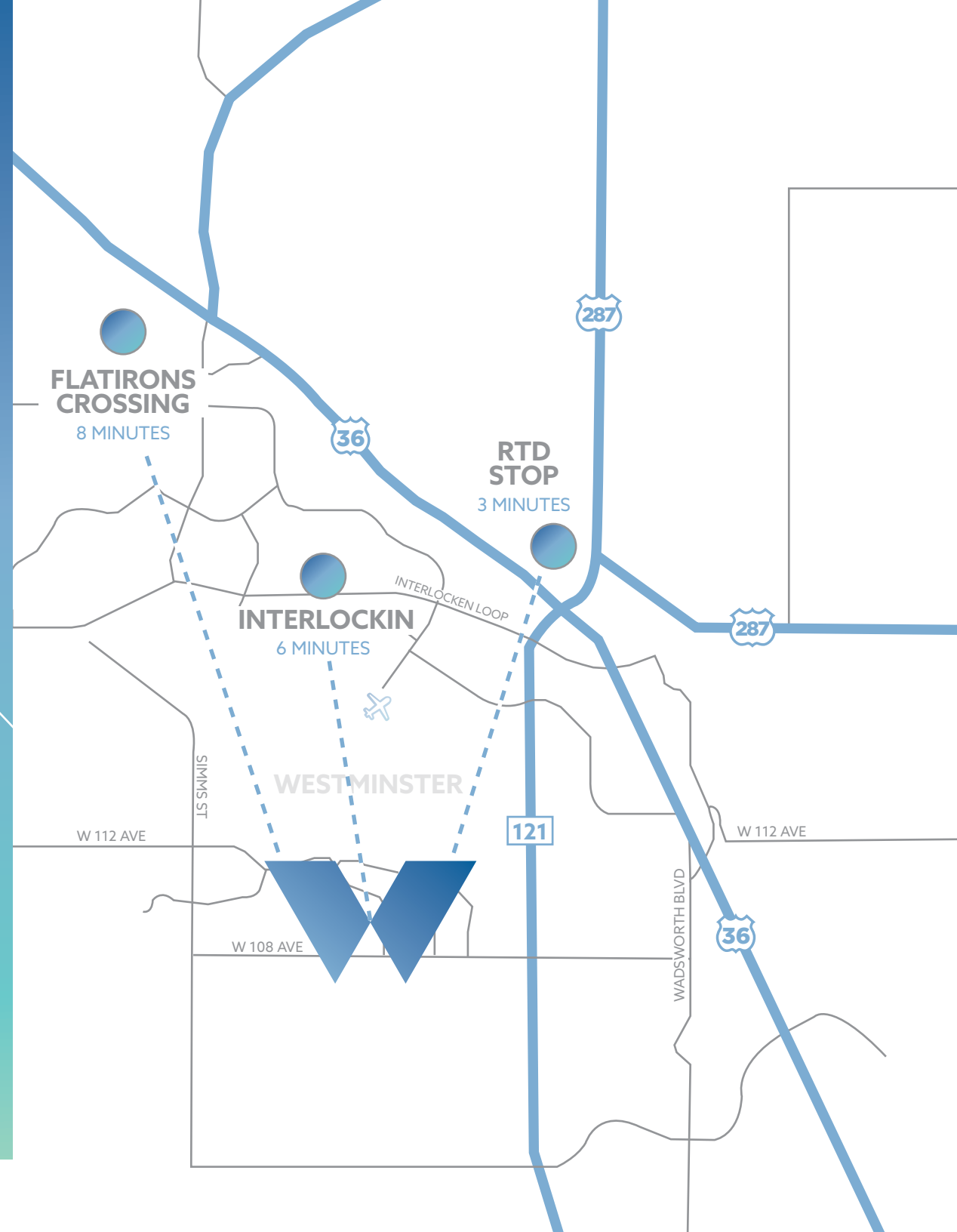
BOULDER
20 MINUTES



DENVER
25 MINUTES



DIA
35 MINUTES





WESTMOOR CENTER

**FOR MORE
INFORMATION
PLEASE CONTACT**

BLAKE HARRIS
+ 303 628 7453
blake.harris@cbre.com

CBRE



PACIFIC OAK
PACIFIC OAK US REIT

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_February2020