

## Sound Studio For Lease

**1309 WEST 121ST AVE. | WESTMINSTER, CO 80234**

Size: 2,653 SF

Rate : \$17.00/SF NNN (\$4.62)

Available: Now

# SOUNDS LIKE A WINNER

If these walls could talk, they'd tell you tales of voiceover and soundbites and maybe even sing you a song or two. Spoiler alert: it's a recording studio. Soundproof rooms and a quiet office park setting make for awesome acoustics and clean sound capture. And if you get hungry in between takes, you can grab a snack in the kitchenette or take a quick ride to downtown Broomfield. I-25 is just 3 minutes away too.

### PROPERTY HIGHLIGHTS

- Located in quiet Park Centre Office Park
- Two soundproof recording rooms
- Private restroom and kitchenette
- Tons of parking
- Open Bullpen Area (no overhead door)



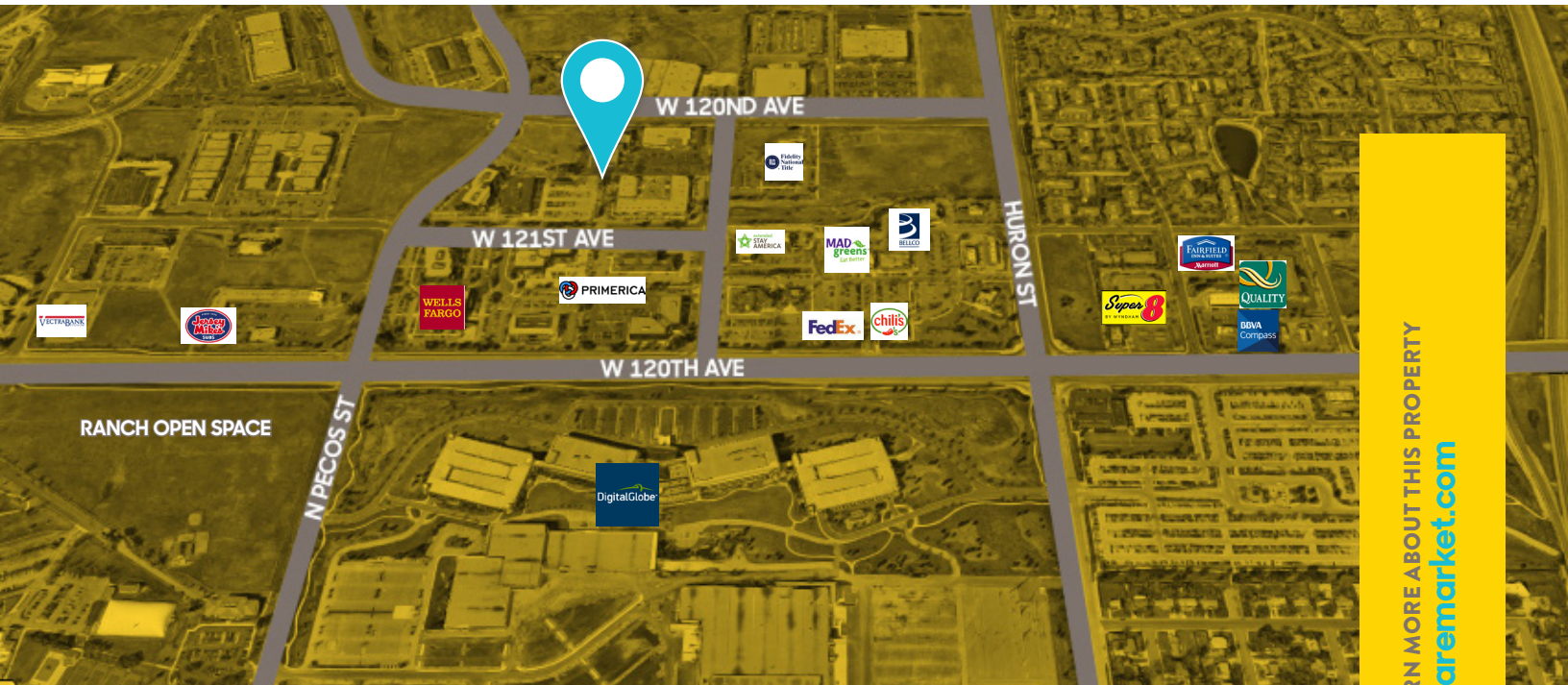
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