



1111 WASHINGTON AVENUE Golden, Colorado 80401



PROPERTY FEATURES

- Located in heart of downtown Golden, under the "Welcome to Golden" sign
- Free covered parking directly behind the building, ample street parking
- Located at the base of the Front Range and 15 miles from downtown Denver
- Retail and restaurant amenities within walking distance

BUILDING SPECIFICATIONS

Available:	Suite 205	808 RSF <i>Available 09/01/2022</i>
Lease Rate:		\$27.00/RSF NNN
Operating Expenses:		\$9.00/RSF
Building Size:		15,684 SF
Years Renovated:		2021-2022
Stories:		Three
Elevator:		One

FOR MORE INFORMATION CONTACT:

JAMIE MACBETH

jmacbeth@gcgcre.com | 720.476.5229

RENÉE SPICER

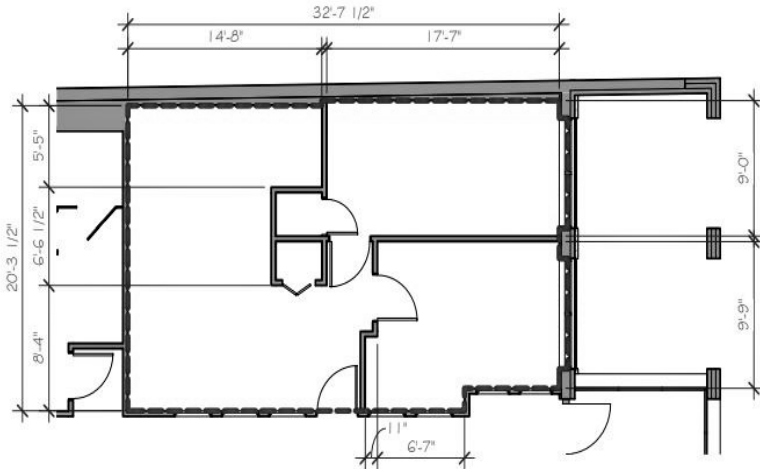
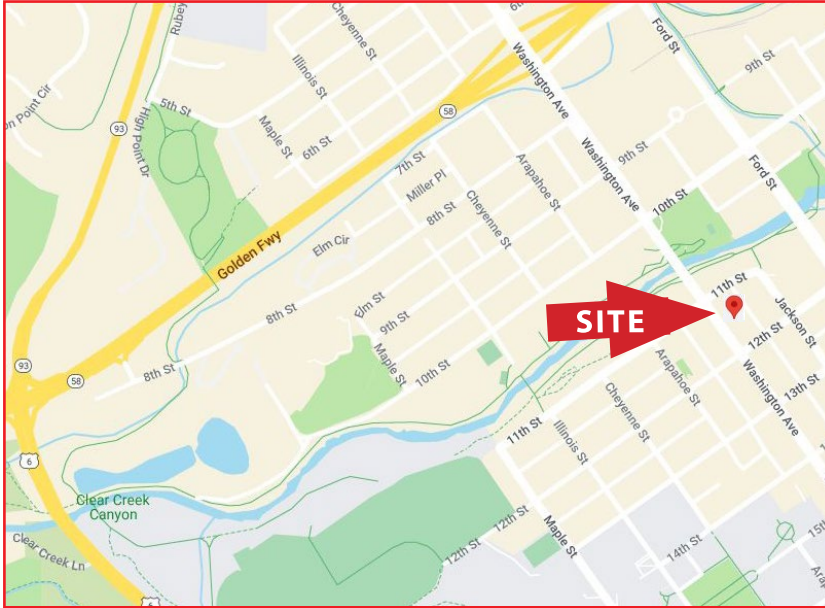
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GENESEE
COMMERCIAL
GROUP, LLC

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SUITE -205

808 RSF

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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