



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 117	595 RSF
	Suite 215	667 RSF
	Suite 220	1,039 RSF
Lease Rate:		\$27.00/RSF NNN
Operating Expenses:		\$13.20/RSF
Building Size:		15,684 SF
Years Renovated:		2021-2022
Stories:		Three
Elevator:		One

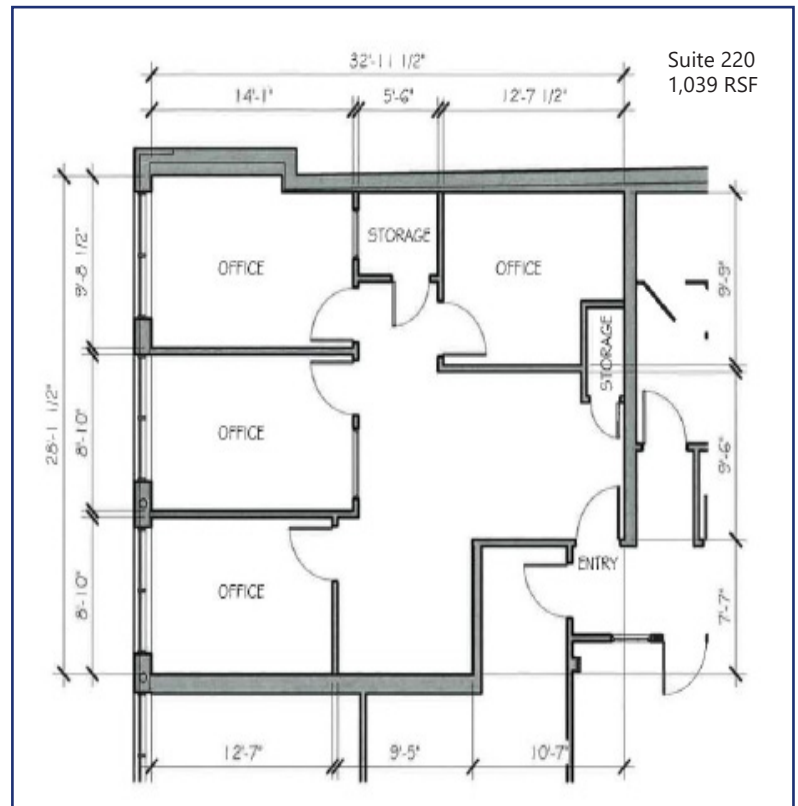
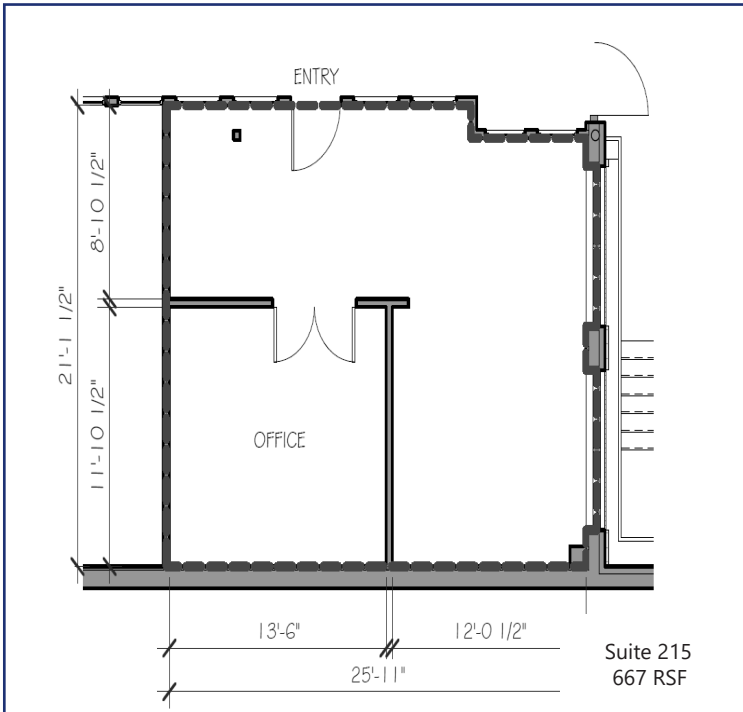
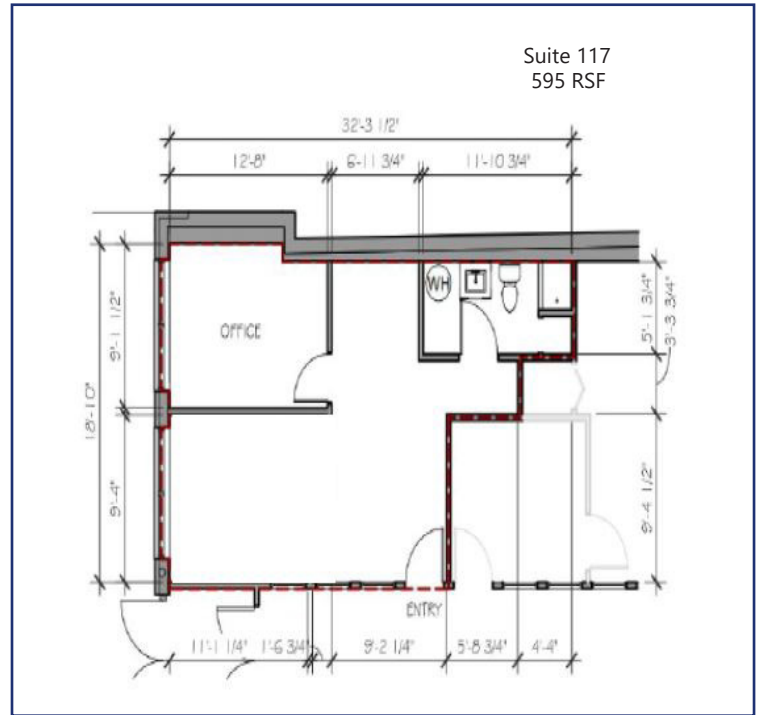
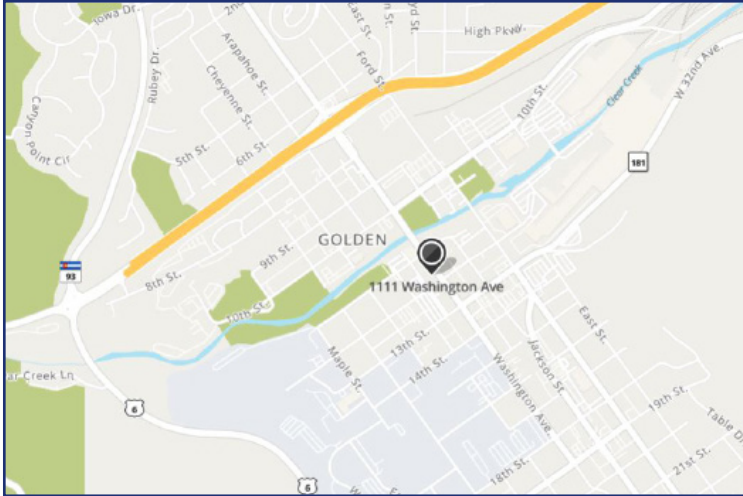
FOR MORE INFORMATION CONTACT:

RENÉE SPICER

rspicer@gcgcre.com | 720.476.5226

JAMIE MACBETH

jmacbeth@gcgcre.com | 720.476.5229



FOR MORE INFORMATION CONTACT:

RENÉE SPICER
rspicer@gcgcre.com | 720.476.5226

JAMIE MACBETH
jmacbeth@gcgcre.com | 720.476.5229