



## 1111 WASHINGTON AVENUE Golden, Colorado 80401



### PROPERTY FEATURES

- Located in the 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

<b>Available:</b>	Suite 117	595 RSF
	Suite 205	808 RSF
<b>Lease Rate:</b>		\$27.00/RSF NNN
<b>Operating Expenses:</b>		\$13.20 RSF
<b>Building Size:</b>		15,684 SF
<b>Years Renovated:</b>		2021-2022
<b>Stories:</b>		Three
<b>Elevator:</b>		One

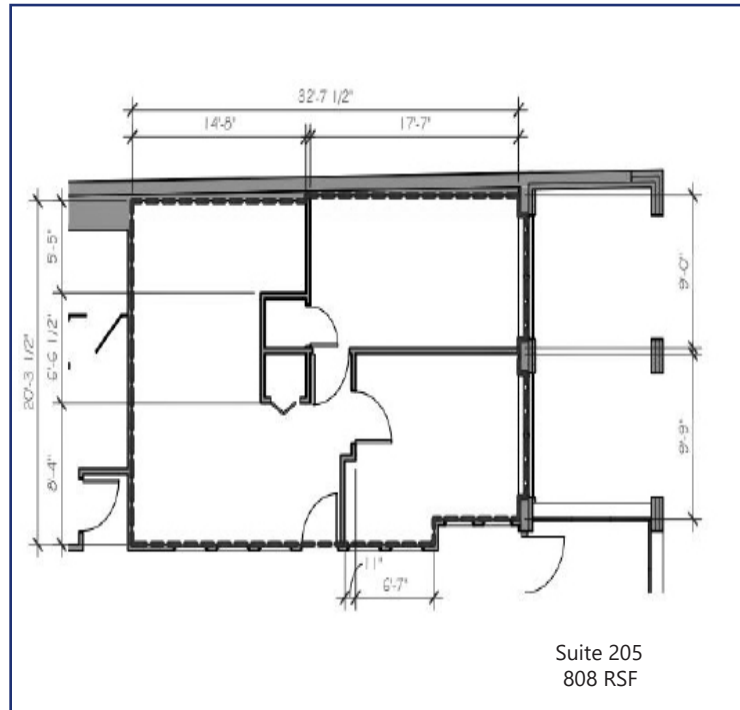
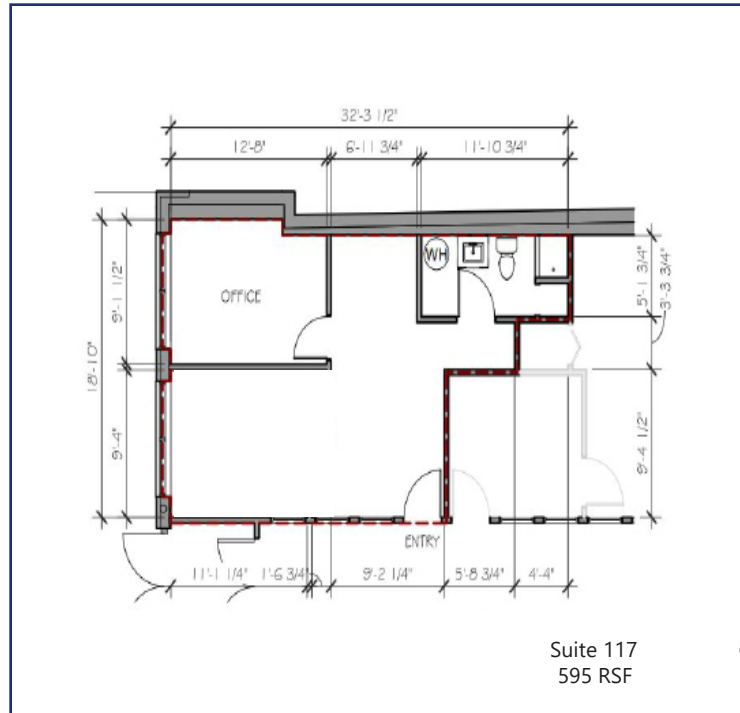
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