

FOR SALE

\$ 7,350,000 | 50,646 SF | R&D LAB SPACE

16194 W 45TH DR
GOLDEN, CO 80403



15000 W 44TH AVE. SUITE C GOLDEN, CO 80403
720.843.1330 | WWW.DIGBYCOMMERCIAL.COM

TANNER DIGBY, SIOR

President

O. 720.843.1330 Ext. 104

C. 720.402.7578

Tanner@DigbyCommercial.com

CONFIDENTIALITY & CONDITIONS

All material and information contained in this marketing material is provided solely for the purpose of considering the purchase of enclosed Property and is not to be used for any other purposes. This information should not, under any circumstances, be photocopied or disclosed to any third party without written consent of Digby Commercial Advisors LLC or Property Owner ("Owner") or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

Neither Digby Commercial Advisors LLC its directors, officers, agents, advisors, or affiliates nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. Digby Commercial Advisors LLC and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this marketing material, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase and Sale Agreement between it and Owner. The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Digby Commercial Advisors LLC, nor any of their officers, agents, advisors, or affiliates, for the accuracy or completeness thereof. Any party contemplating the purchase of this Property is urged to verify all information and conduct their own inspections and investigations and outsource any third-party independent professional if deemed necessary.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the marketing material or making an offer to purchase the Property unless and until the Owner executes and delivers assigned Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting a purchase agreement or letter of intent, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release Owner and Digby Commercial Advisors LLC from any liability with respect hereto.

PROPERTY INFORMATION

16194 W 45TH DR
GOLDEN, CO 80403



Digby Commercial Advisors is proud to present the fee-simple ownership opportunity for 16194 West 45th Drive, located within the highly desirable Coors Technology Center in Golden, Colorado.

This 50,646-square-foot, single-story R&D and office facility was utilized as a research hub by the EPA for over two decades, featuring robust lab infrastructure and approx. 6,000 square feet of cGMP-compliant clean room.

The building's flexible design allows for seamless demising into multiple tenant spaces, making it ideal for an owner-user or investor.

Strategically situated in the thriving West Denver submarket, the property offers immediate access to Interstate 70 and Highway 58, providing connectivity to Denver's metropolitan core, Denver International Airport (40 minutes), and downtown Denver (20 minutes).

PROPERTY DETAILS

16194 W 45TH DR
GOLDEN, CO 80403



SALE PRICE	\$7,350,000
PRICE PER SF	\$145.12
YEAR BUILT/RENO	1997/2017/2019
BUILDING SIZE	50,646
LOT SIZE	6.11 AC (TBV)
STORIES	1
ZONING	PUD (Golden)

ELECTRICAL	480 3 Phase
SIGNAGE	Entrance Monument
HVAC	Central Plat Boiler & Chiller
PARKING	78 Spaces
FIRE PROTECTION	Fully Sprinklered
LAB SPACE	90%
CHILLERS	2 McQuay 500 Ton



- **LIGHTING:** (G/E) T-8 3500k.
- **BOILERS:** Two large boilers estimated at two million BTUs.
- **WATER SYSTEM:** Reverse osmosis and deionize water system only in certain lab areas. The system has the capacity of 400 gallons.
- **UPS SYSTEM:** Emerson Uninterruptible Power Supply system with the capacity of approximately 160 kilowatts (UPS System runs critical equipment within the facility).
- **FIRE SYSTEM:** General Electric (EST) panel.
- **GENERATOR:** Cummins ONAN Generator with a load bank for testing.
- **COOLING TOWER:** Side Draft BAC tower.
- **ACID NEUTRALIZATION:** Acid Neutralization System that is used to balance its waste water to the city.
- **AIR HANDLERS:** Seven air handlers; six supply air to the main building, one to the chemical storage area.

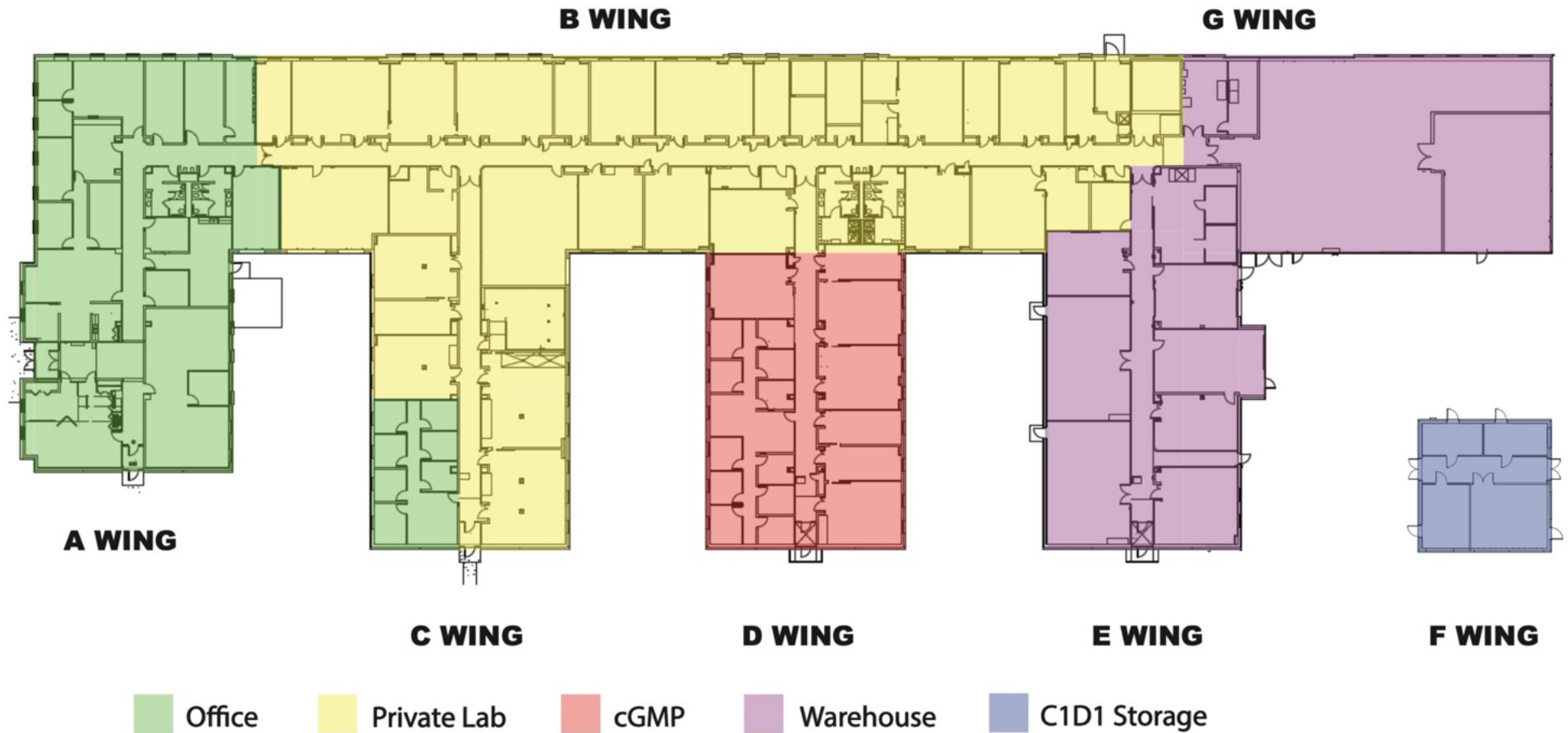
AERIAL PHOTO

16194 W 45TH DR
GOLDEN, CO 80403



FLOOR PLAN

16194 W 45TH DR
GOLDEN, CO 80403



PROPERTY PHOTOS

16194 W 45TH DR
GOLDEN, CO 80403



LOCATION MAP

16194 W 45TH DR
GOLDEN, CO 80403



720.843.1330 | 15000 W 44TH AVE. SUITE C, GOLDEN, CO 80403 | WWW.DIGBYCOMMERCIAL.COM

REGIONAL MAP

16194 W 45TH DR
GOLDEN, CO 80403



COORS TECHNOLOGY CENTER

16194 W 45TH DR
GOLDEN, CO 80403

The property is situated in the Coors Technology Center, a 2.5 million-square-foot flex and industrial park in Golden, Colorado. This thriving park hosts a diverse mix of tenants, including aerospace, environmental, lab, manufacturing, R&D, and software industries. Its largest tenant, CoorsTek, is a privately-owned leader in technical ceramics and armor components manufacturing. With a 99% occupancy rate, Coors Technology Center stands as one of the premier flex and industrial parks in the Denver Metro Area. Limited competing inventory in the West submarket has driven consistently high demand. Notably, seven buildings along 45th Drive and 44th Avenue feature rail service, a rare and highly sought-after amenity. The park also offers lifestyle amenities, such as New Terrain Brewery, located at the base of North Table Mountain, providing a space to gather, dine, and relax. Additionally, the property is conveniently located just 10 minutes from Downtown Golden.





720-843-1330 | www.Digbycommercial.com
15000 W 44th Ave. Suite C | Golden, CO 80403

TANNER DIGBY, SIOR **President**

E. Tanner@digbycommercial.com
O. 720.843.1330 ext. 104
C. 720.402.7578



Tanner Digby Founder and President of Digby Commercial Advisors (“DCA”). Born and raised in West Denver, Tanner quickly rose the ranks in the Colorado Commercial Real Estate world. Tanner’s unparalleled deal-making and skilled negotiation tactics has allowed him to complete over \$200,000,000 in total transactions. Tanner brings energy, passion, and enthusiasm to all of his commercial real estate deals. A self-driven entrepreneur and a trusted advisor, Tanner builds lifelong relationships with his clients and colleagues alike with his honest and direct approach. His approach to real estate comes not only from his perspective as an experienced employing broker, but also as that of a principal who invests in commercial real estate himself. Licensed in Arizona and Colorado, Tanner is uniquely qualified to handle the broad spectrum of commercial real estate transactions across all asset classes.

Specialties Include:

- Landlord Representation (Full Service)
- Tenant Representation (Full Service)
- Sales & Purchases (Full Service)
- Investment Dispositions & Acquisitions