

OFFICE FOR SUBLLEASE
1211 AVERY STREET
GOLDEN, CO 80403



FOR SUBLEASE

PRESENTED BY:

PHIL KUBAT
Principal & Managing Broker
office: (720) 909-8557
cell: 303 981-1936; Lindsey
phil@transworldcre.com
CO - ER100016698, TX - 759206

5261 S Quebec St, Suite 250
Greenwood Village, CO 80111



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

1211 Avery Street

1211 Avery Street | Golden, CO 80403



Property Summary

Rental Rate:	\$30.00 PSF NNN
Building SF:	1,116-2,231 SF
Term:	July 31, 2025
Property Type:	Office
Stories:	2
Year Built:	2008
Zoning:	PUD
Parking:	23 Surface Spaces
Lot Size:	2.54 Land Acres
Class:	B
Submarket:	West Denver

Property Overview

Tenant shall have access to the Premises and the Building seven (7) days per week, twenty-four (24) hours per day, three hundred and sixty-five (365) days per year. 901 square feet is located on the main level, 1,267 square feet is located on the upper level and 63 square feet of common foyer. Seven (7) non-dedicated parking spaces in the parking lot behind the Property for Tenant's exclusive use. Furniture is available for purchase per a separate Bill of Sale. Tenant shall have access to the Premises and the Building seven (7) days per week, twenty-four (24) hours per day, three hundred and sixty-five (365) days per year. "Expiration Date" shall be July 31, 2025 – 2 yr term starting July 2023

August 1, 2023 – July 31, 2024 \$30.41/sf / \$8.88 NNN

August 1, 2024 – July 31, 2025 \$30.92/sf / \$8.88 NNN

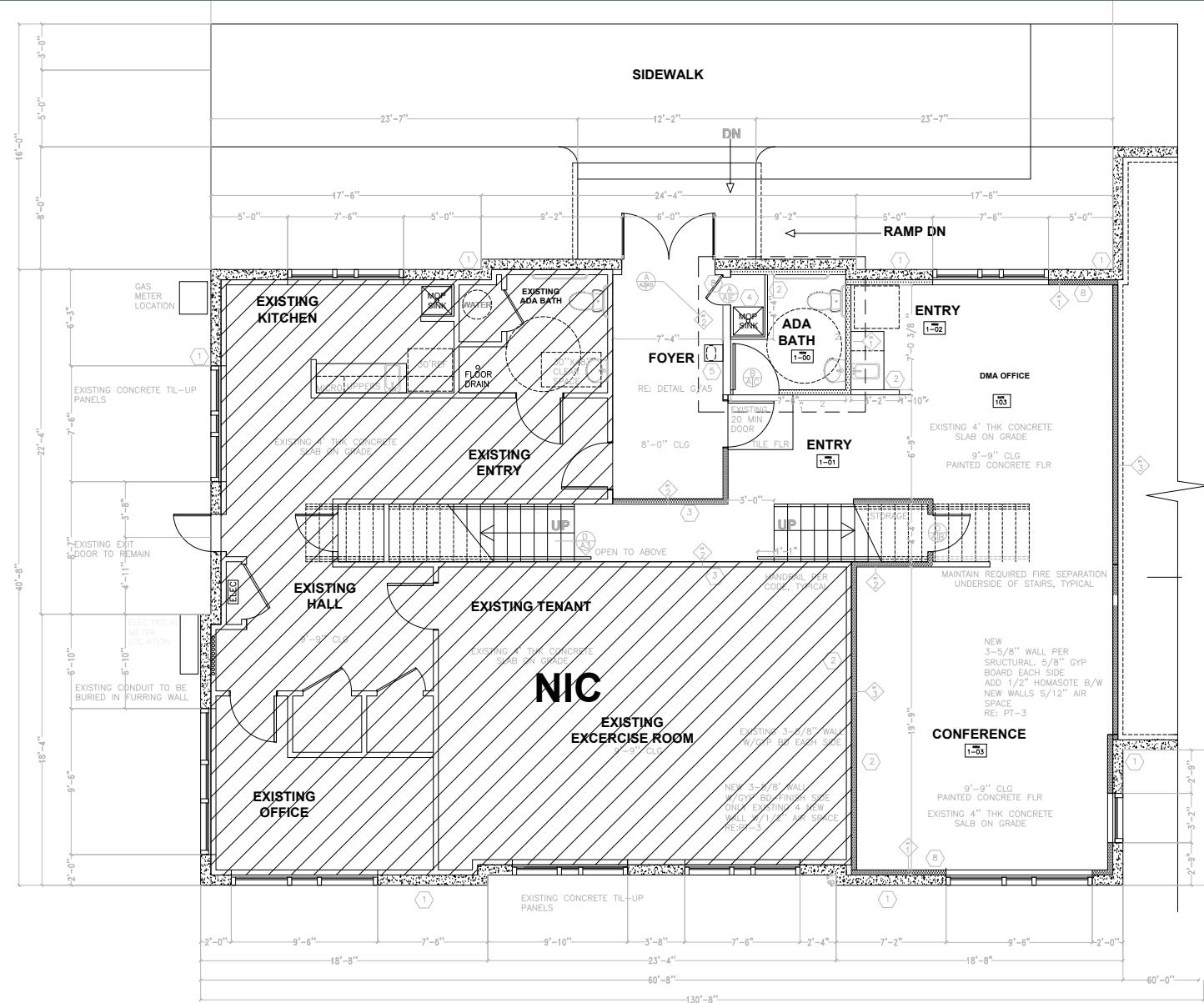
Location Overview

This office building offers access to Hwy 93 and is in close proximity to several open space parks. Great views. There are many walking, hiking, mountain bike trails

FLOOR PLAN

1211 Avery Street

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MAIN LEVEL TENANT FINISH PLANS

SCALE: 1/4 " = 1'-0"

AREA CALCULATIONS: (PER BOMA GUIDELINES)
WEST BUILDING. TENANT SPACE 103

MAIN LEVEL-800 S.F.FINISHED USABLE TENANT SPACE (1)

4

PHIL KUBA

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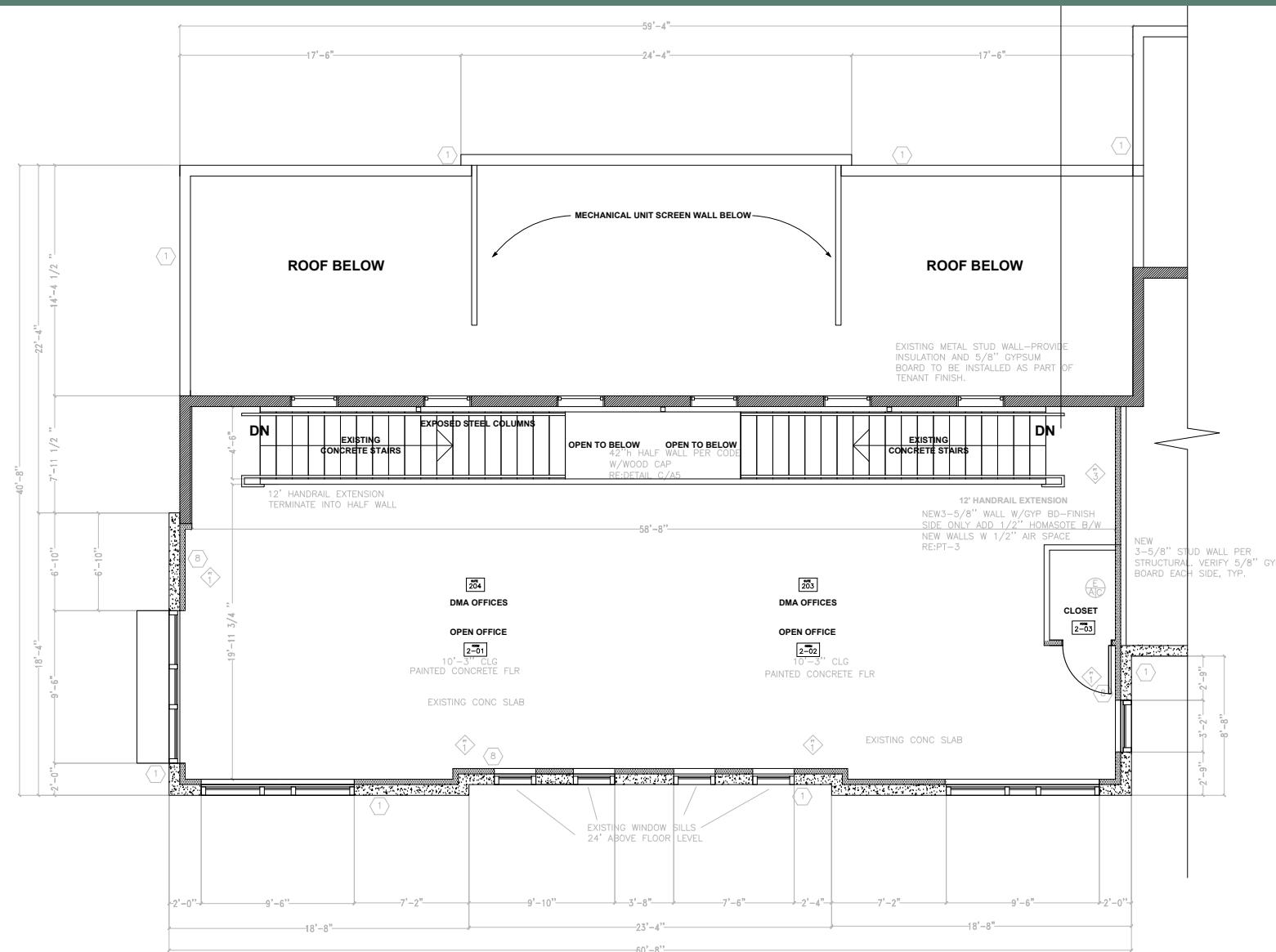
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FLOOR PLAN

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UPPER LEVEL TENANT FINISH PLAN

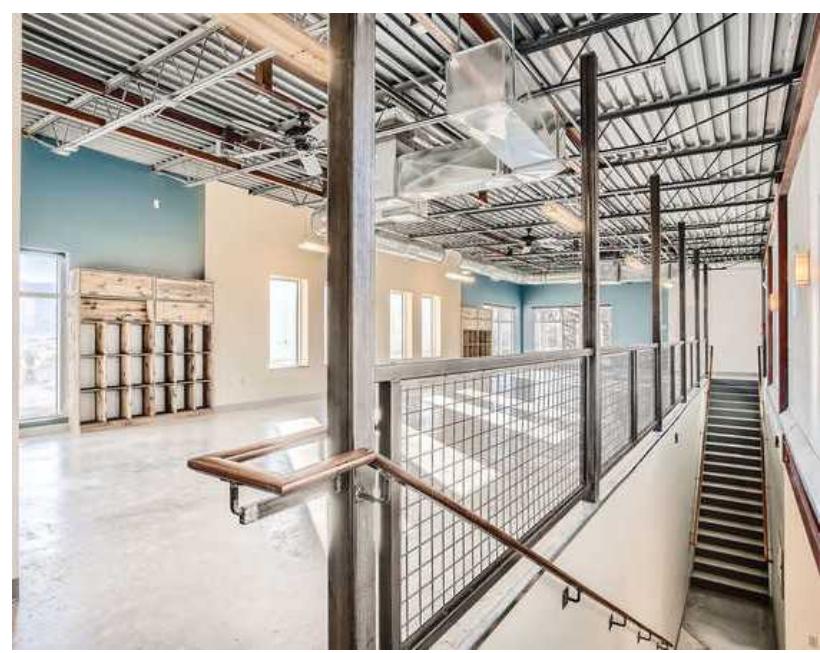
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PROPERTY PHOTOS

1211 Avery Street
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PROPERTY PHOTOS

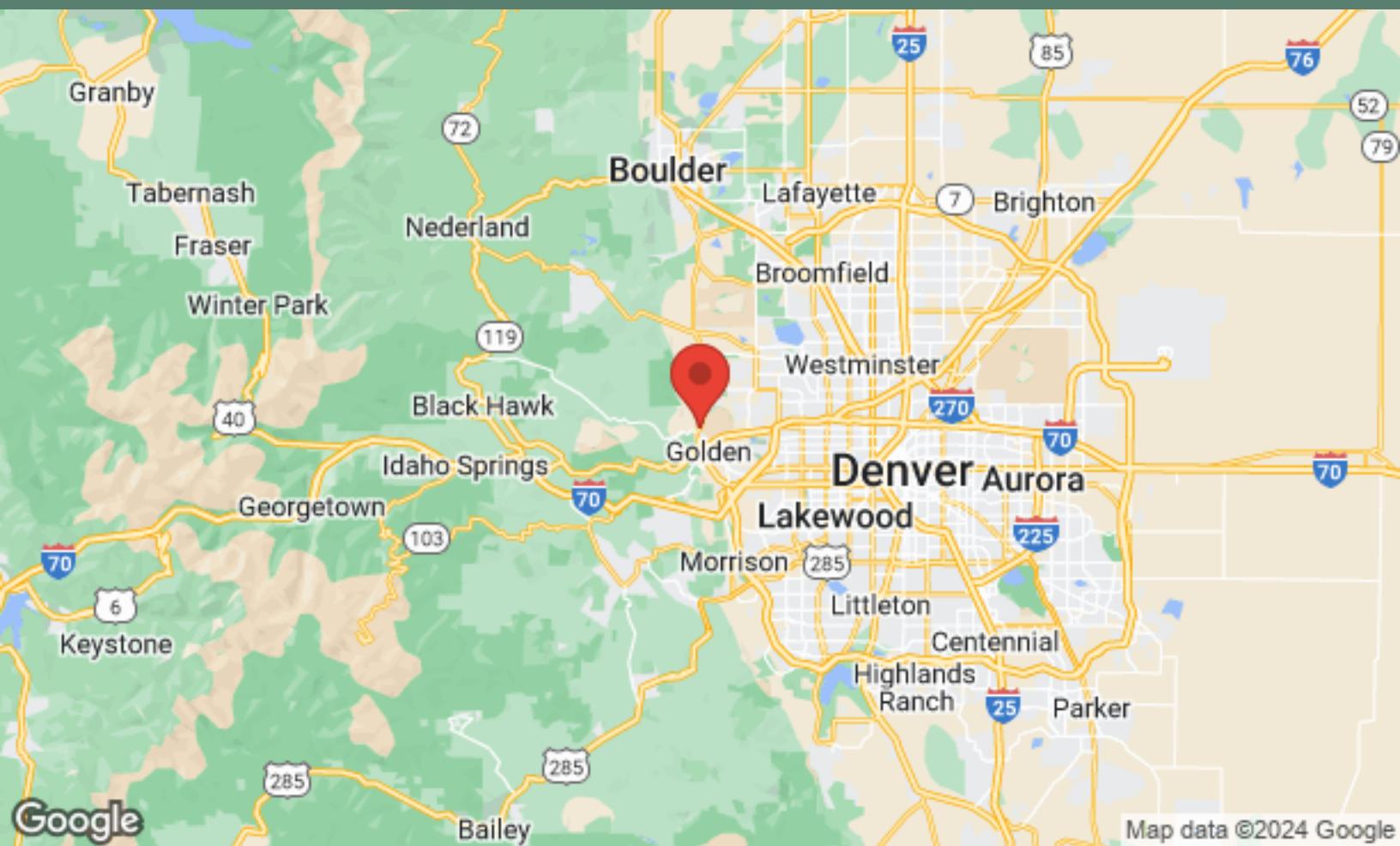
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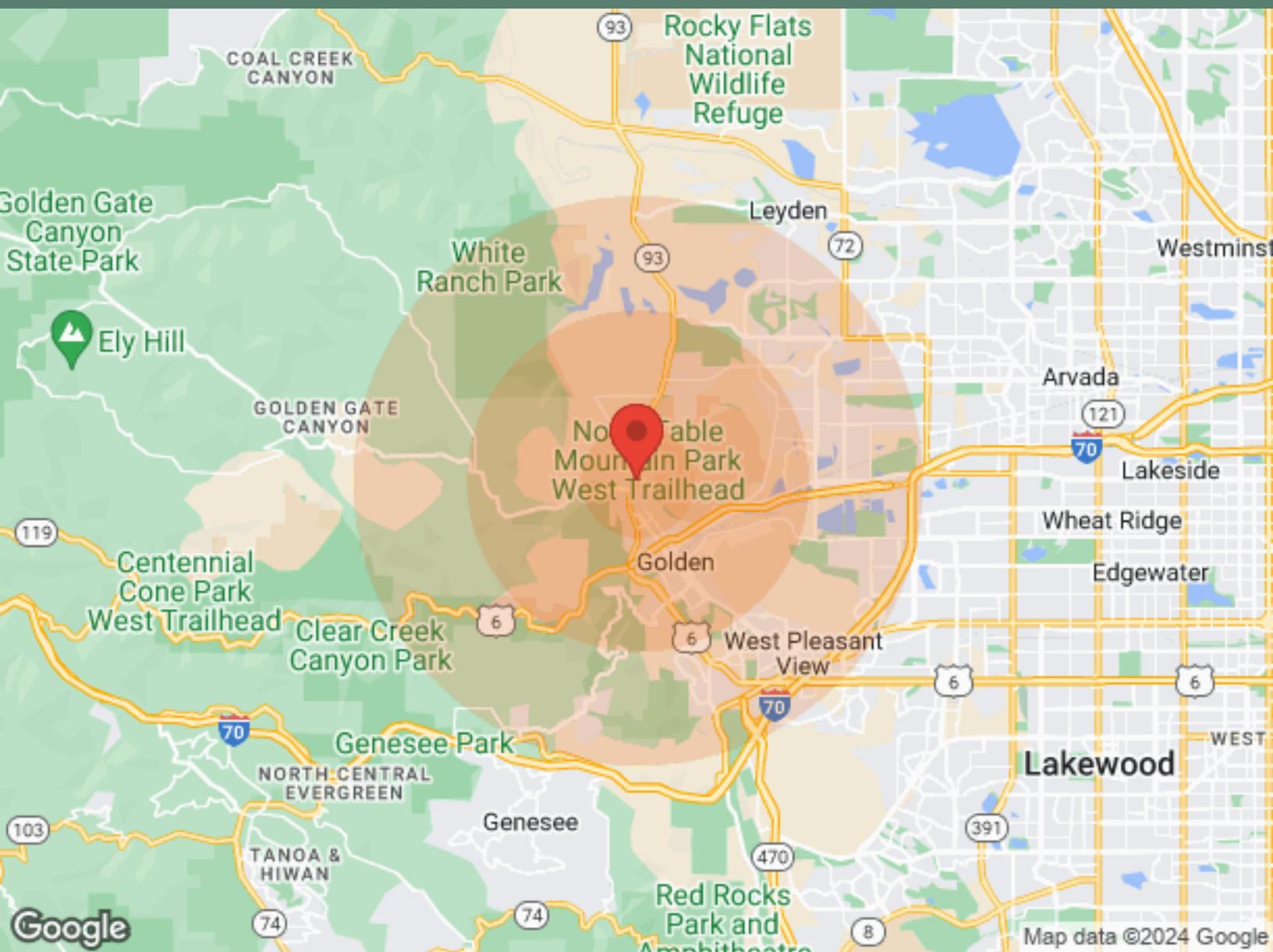
LOCATION MAPS

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DEMOGRAPHICS

1211 Avery Street
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Population	1 Mile	3 Miles	5 Miles
Male	440	7,829	25,709
Female	482	7,389	25,227
Total Population	922	15,218	50,936

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	131	2,188	7,611
Ages 15-24	91	1,559	6,091
Ages 25-54	409	6,393	19,649
Ages 55-64	126	2,112	7,558
Ages 65+	165	2,966	10,027

Race	1 Mile	3 Miles	5 Miles
White	911	14,776	49,023
Black	N/A	6	178
Am In/AK Nat	N/A	9	46
Hawaiian	N/A	N/A	1
Hispanic	21	431	2,428
Multi-Racial	18	310	1,736

Income	1 Mile	3 Miles	5 Miles
Median	\$64,871	\$64,871	\$68,802
< \$15,000	30	545	1,609
\$15,000-\$24,999	38	399	1,200
\$25,000-\$34,999	46	420	1,418
\$35,000-\$49,999	79	699	2,226
\$50,000-\$74,999	118	1,207	3,281
\$75,000-\$99,999	63	766	2,507
\$100,000-\$149,999	39	1,063	3,688
\$150,000-\$199,999	58	653	1,916
> \$200,000	N/A	447	1,909

Housing	1 Mile	3 Miles	5 Miles
Total Units	500	6,434	20,974
Occupied	478	6,152	20,093
Owner Occupied	209	4,087	14,969
Renter Occupied	269	2,065	5,124
Vacant	22	282	881

TENANT/BUYER DISCLOSURE

1211 Avery Street

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

TENANT/BUYER DISCLOSURE

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CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



Broker