

**16194 W 45TH DRIVE**  
**GOLDEN, CO 80403**



**50,646 SF | R&D Lab Space for Owner/User or Investor**

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# EXCLUSIVELY LISTED BY:

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**DISTINGUISHED. DRIVEN. DEPENDABLE**

# PROPERTY INFORMATION

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). Interstate 70 serves as Denver's primary east-west corridor, linking the plains to the east with the Rocky Mountains to the west.



# PROPERTY DETAILS

PROPERTY	16194 West 45th Drive
LOCATION	Golden, CO
SUBMARKET	West Denver
PROPERTY TYPE	Flex/R&D
YEAR BUILT / RENO	1997/2017/2019
BUILDING SIZE	50,646 SF
LOT SIZE	Approx. 6.11 AC
STORIES	1
ZONING	PUD, Golden
ELECTRICAL	480   3 Phase
SIGNAGE	Entrance monument sign
HVAC	Central Plant Boiler and Chiller
PARKING	78 Spaces
FIRE PROTECTION	Fully Sprinkled System and Fully Detected

The labs are equipped with pre-action fire systems and are regulated by Phoenix valves, creating a lab condition with negative air volumes. Each of the labs consists of at least one hood, flame resistant countertops, volumes of mill work and is also equipped with four different types of gas lines fed from a bottle courtyard located on the Property (Nitrogen, Argon, Helium and Oxygen).

## BUILDING HIGHLIGHTS

**LAB SPACE:** 90% Lab/Warehouse and approx. 6,000 sqft wing of cGMP clean facility.

**CHILLERS:** Two McQuay 500 Ton Chillers providing cooling to all air handler units that supply tempered air to 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:** The facility has a Acid Neutralization System that is used to balance its waste water to the city.

**AIR HANDLERS:** Seven air handlers, six of which supply air to the main building and on which serves to the chemical storage area.

**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).

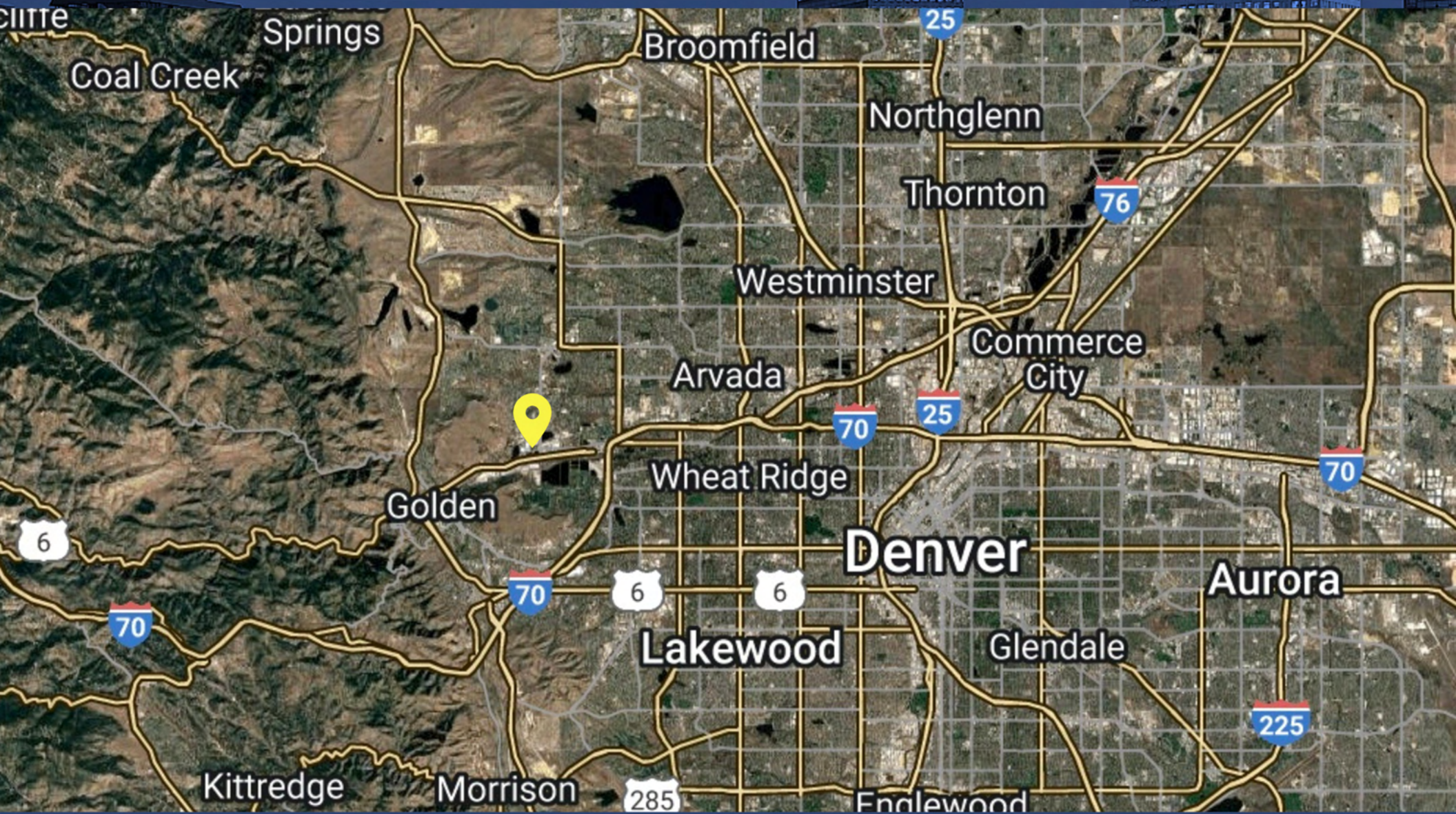
# PROPERTY PHOTOS



# LOCAL MAP



# REGIONAL MAP



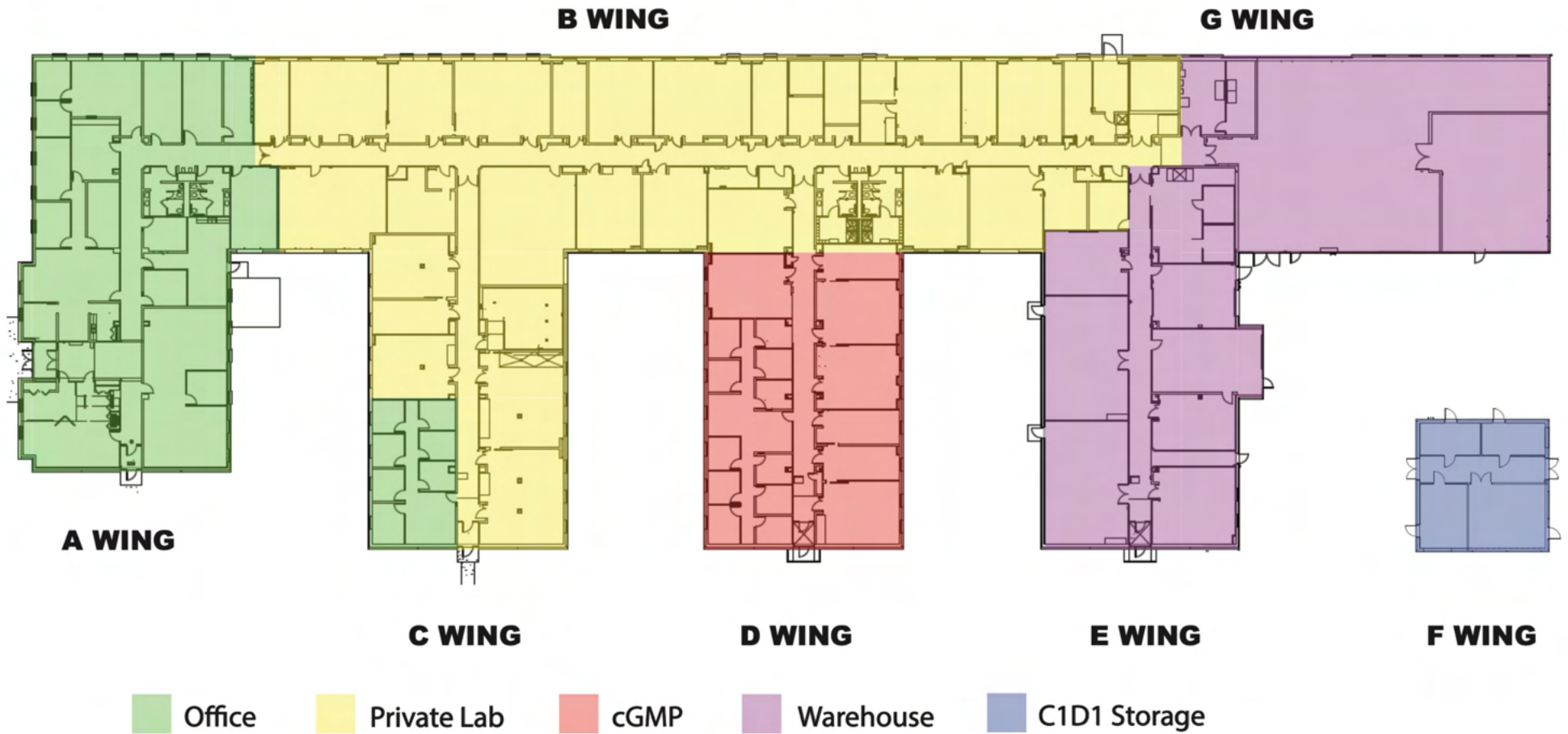


# COORS TECHNOLOGY CENTER

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.



# FLOOR PLAN



# DCA TEAM

Digby Commercial Advisors is a full-service commercial real estate brokerage firm specializing in acquisitions, dispositions, and land development. Digby Commercial Advisors has demonstrated their competence as commercial real estate brokers by achieving over \$200,000,000 in transactions over the past 5 years. Their track record showcases their deep understanding of the local market and ability to deliver outstanding results for their clients. Digby Commercial Advisors is frequently relied on by real estate appraisers, developers, attorneys, and municipalities for their commercial real estate needs.

## **TANNER DIGBY** *President*

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 \$150,000,000 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 broker, but also as that of a principal who invests in 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.

## **ADAM HUBSCHMAN, CCIM** *Senior Broker*

Adam is a seasoned commercial real estate broker with Digby Commercial Advisors, specializing in owner-user properties, investment sales, and acquisitions across industrial, land, and office sectors in Colorado's Front Range. With expertise in investment properties, financial planning, leasing, and underwriting, Adam delivers a holistic approach to real estate, identifying opportunities and creating value for his clients. A Certified Commercial Investment Member (CCIM), Adam excels in financial analysis, market assessment, investment strategies, and negotiations, empowering clients to make informed, strategic decisions to maximize the potential of their assets.

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