

# OFFICE FOR LEASE

25548 Genesee Trail Rd. | Golden, CO 80401



**LEASE RATE**  
\$8.50/SF NNN



**EST NNN**  
\$4.50/SF



**SPACE AVAIL.**  
7,000 SF



**ZONING**  
P-D

## SUMMARY

25548 Genesee Trail Rd offers a rare opportunity to lease a distinctive, two-tenant office space just 15 minutes from Downtown Golden with immediate access to I-70. Nestled on a private road and surrounded by pine trees and mountain views, this property combines privacy, security, and convenience in a truly unique setting.

The space features stunning architecture, a spacious bullpen, five private offices, a conference room, full kitchen, break room, private entrance, secure key-fob access, 14 dedicated off-street parking spaces, and a shaded private patio. At just \$8.50/SF NNN, this is one of the best office lease values in the market today.

## HIGHLIGHTS

- Stunning architecture
- Beautiful office finishes
- Extremely competitive rent
- Nice mix of common areas and private offices
- Full kitchen

## NORTHPEAK TEAM

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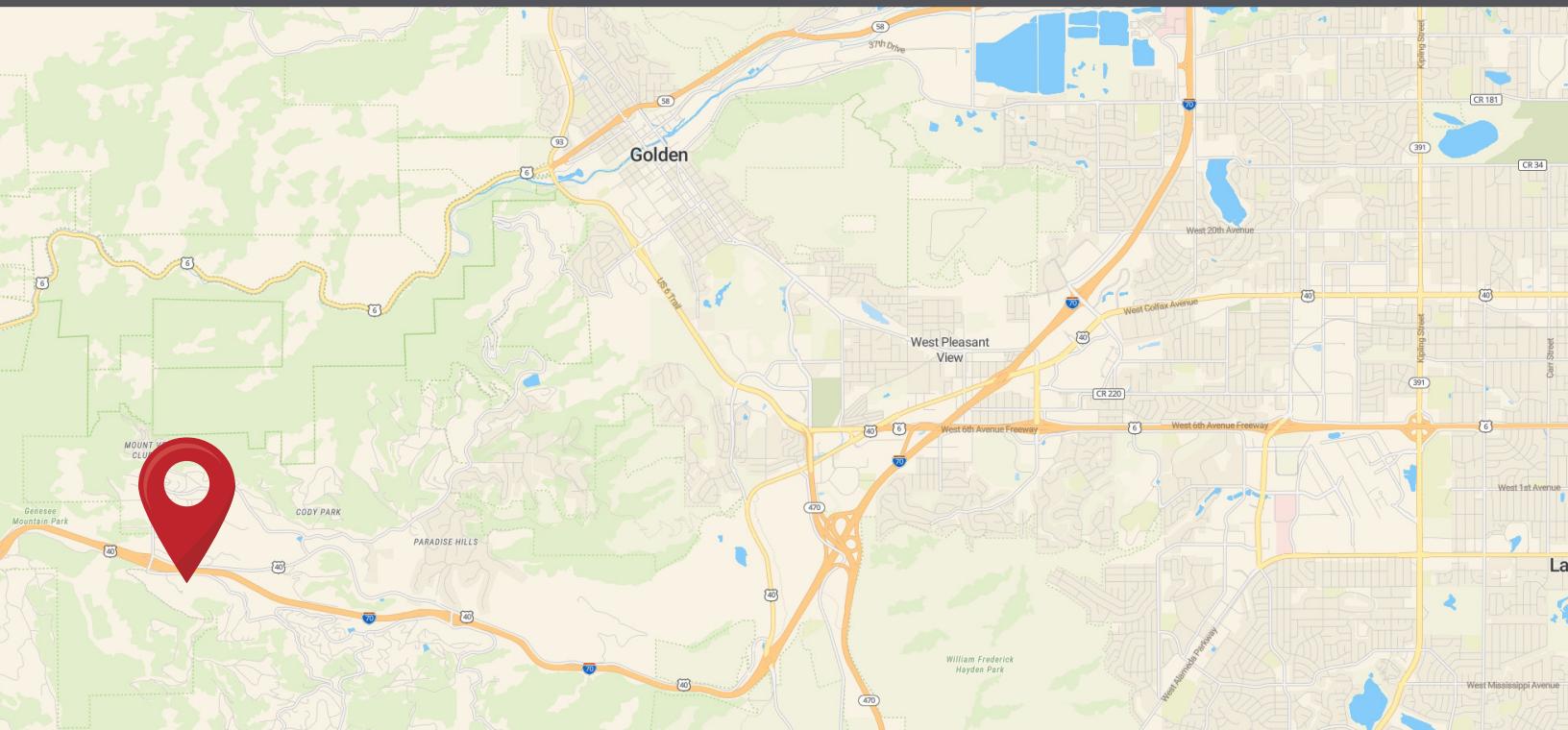
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