

# 810

## BRICKYARD CIRCLE, UNIT 2 | GOLDEN, CO 80403



## FLEX/OFFICE SPACE

FOR LEASE

**2,700 SF | \$16.00/SF NNN**

**NNN Operating Expenses: \$5.94/SF**

**Rent + NNN Op Ex = \$4,936.50/Month**

810 Brickyard Circle is located in the Canyon View Business Park in north Golden with ease of access to Denver, Boulder and the Rocky Mountains. Open space access to North Table Mountain, White Ranch and Apex offers recreation amenities out the front door. Retail and restaurant amenities are minutes away via bike or auto.

### Space Breakout

- Reception area
- Conference Room
- 4 private offices
- Workstation area
- 2 bathrooms
- Shower
- Breakroom
- Warehouse

### Space Details

- Clear Height: 18.7'
- Drive in Doors: 12' wide x 14' tall
- Power: 200 amps, 3 Phase, 120/208 and 480 volt



**Offered Exclusively By:**

**CHRIS BALL**

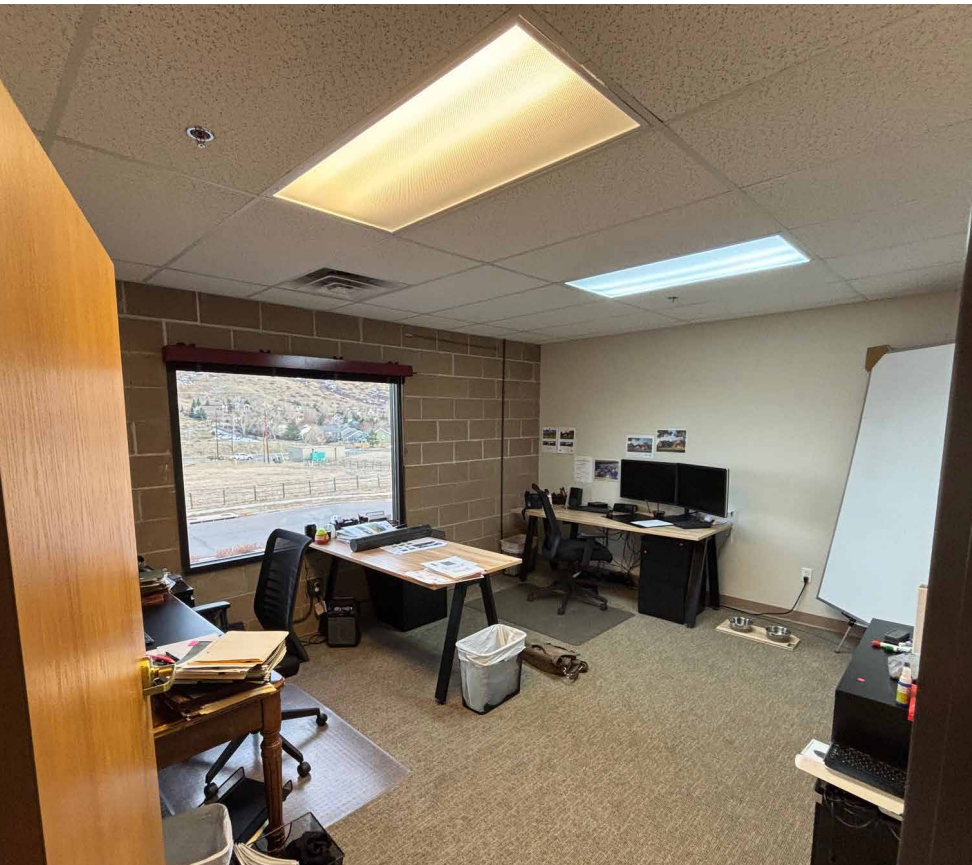
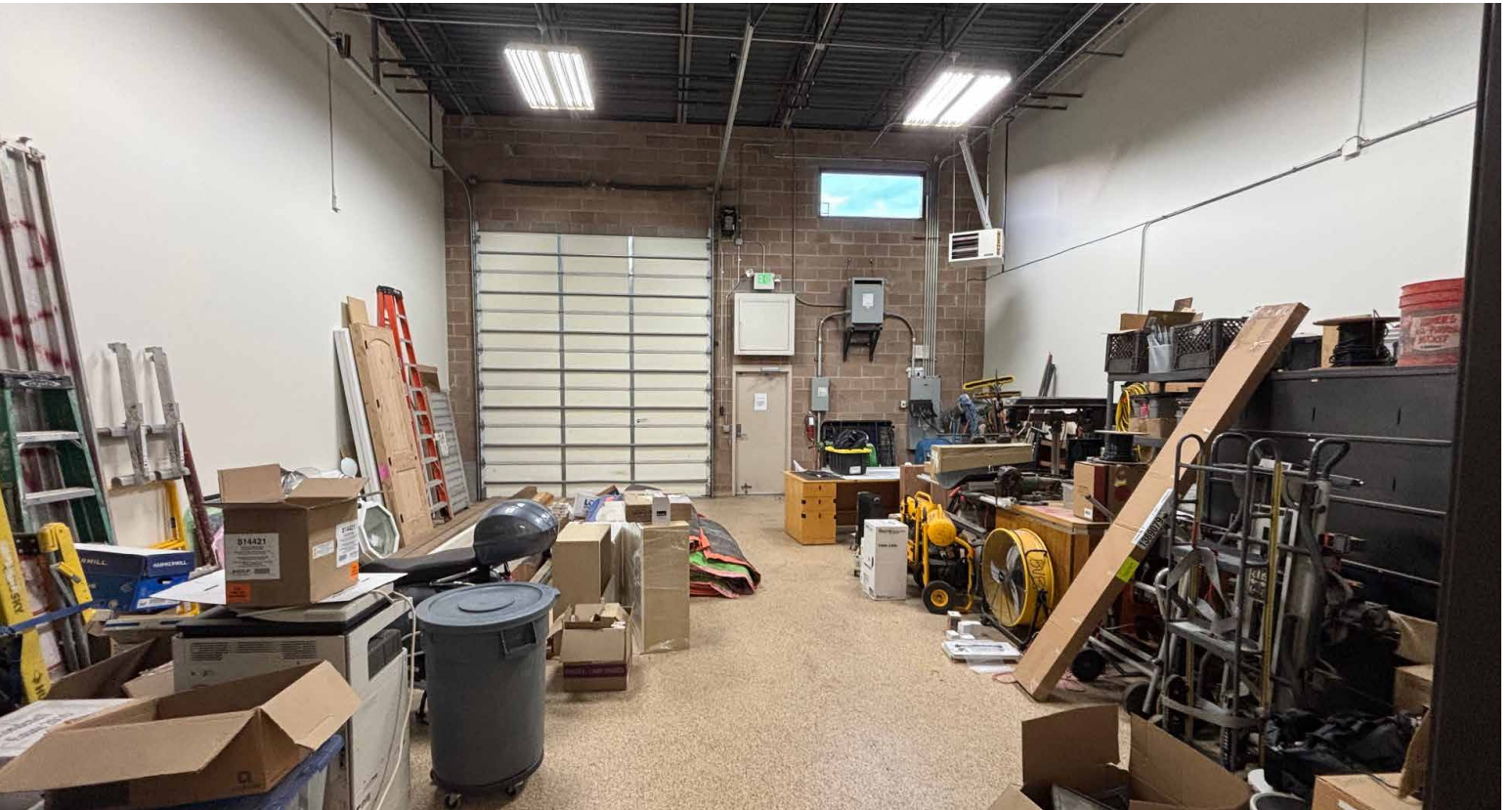
**Broker**

303.332.6954

[chris@ballprop.com](mailto:chris@ballprop.com)

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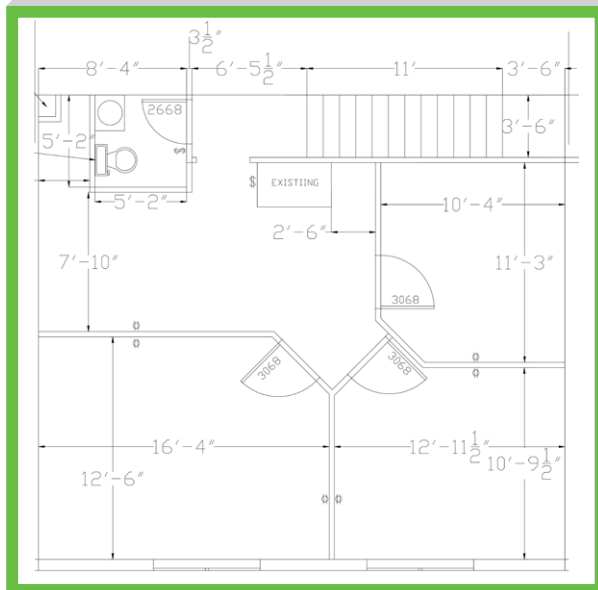
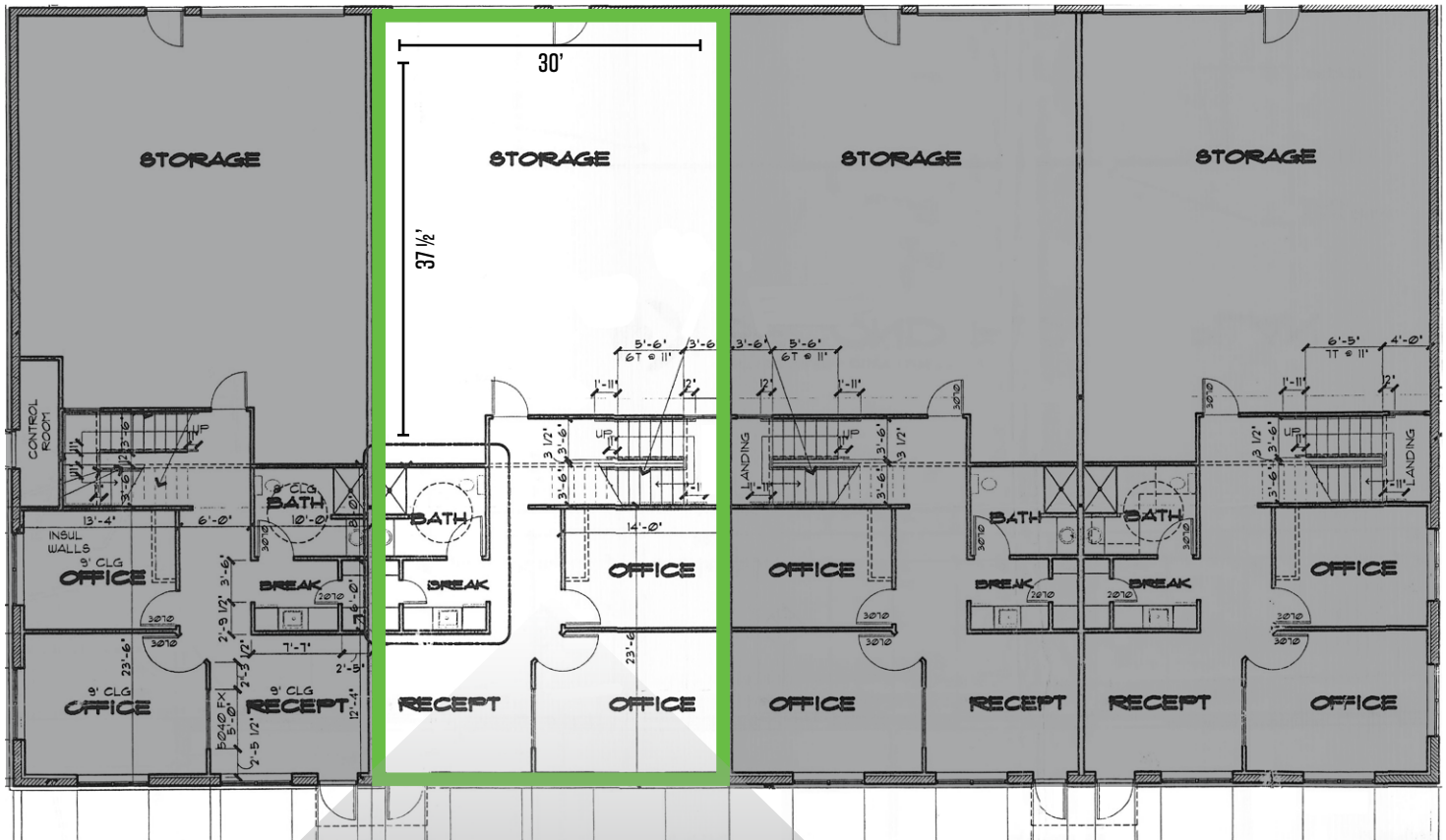
## BRICKYARD CIRCLE, UNIT 2





# FLOORPLAN

## UNIT 2 1ST FLOOR



## UNIT 2 2ND FLOOR OFFICE WITH HALF BATH

# 810

## BRICKYARD CIRCLE, UNIT 2 | GOLDEN, CO 80403



**810**  
**BRICKYARD CIRCLE**

NORTH TABLE MOUNTAIN  
OPEN SPACE TRAILHEAD

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CARRONHALL  
CREEK

7  
ELEVEN

CAST IRON  
TAVERN

Los Marcelos

Ali Baba Grill

KinderCare

Amir Grill

SUBWAY

Loaf'Nug

STARBUCKS



HOG BACK DR.

BRICKYARD CIR.

**810**  
**BRICKYARD CIR.**

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## CONTACT



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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.