

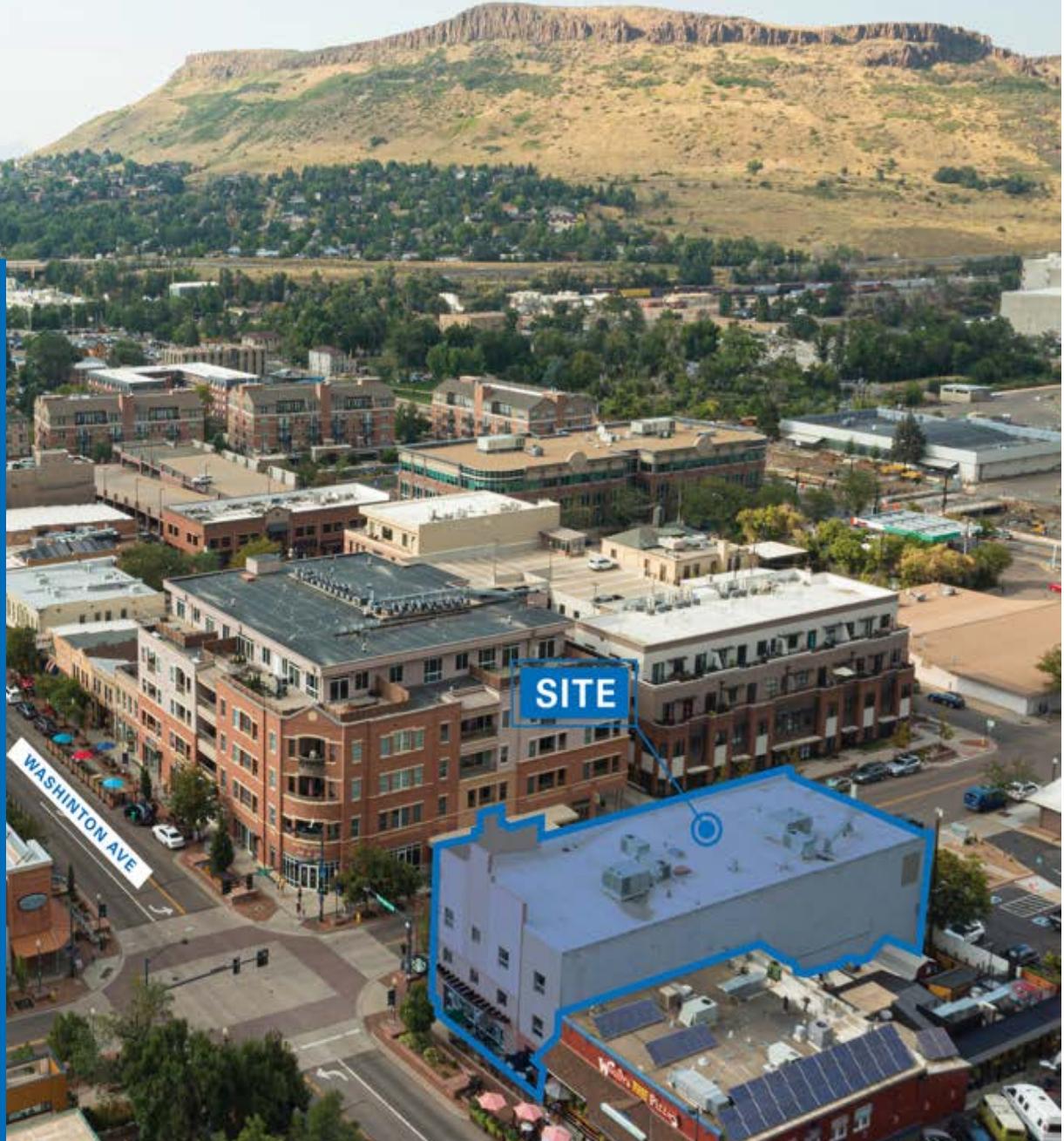


FOR SUBLEASE

PRIME SUBLEASE OPPORTUNITY IN THE HEART OF DOWNTOWN GOLDEN

1301 WASHINGTON AVE
SUITE 250
GOLDEN, CO 80401

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NEWMARK



PROPERTY HIGHLIGHTS

- 2,660 SF total, divisible to single desk needs
- Prime downtown Golden location with excellent views available immediately
- Fully furnished and plug-and-play
- All services and high-speed Wi-Fi included
- Reception/waiting area and conference room seating 8
- 6 private offices and 6-8 bullpen/workstations with automatic sit/stand desks
- Collaboration area with TV and seating for 6
- Secure bike storage and access to large storage closet
- Semi-private restrooms
- Secure building with 24/7 access & alarm system
- Walkable to restaurants, shops, and coffee spots
- Free downtown Golden parking and easy access

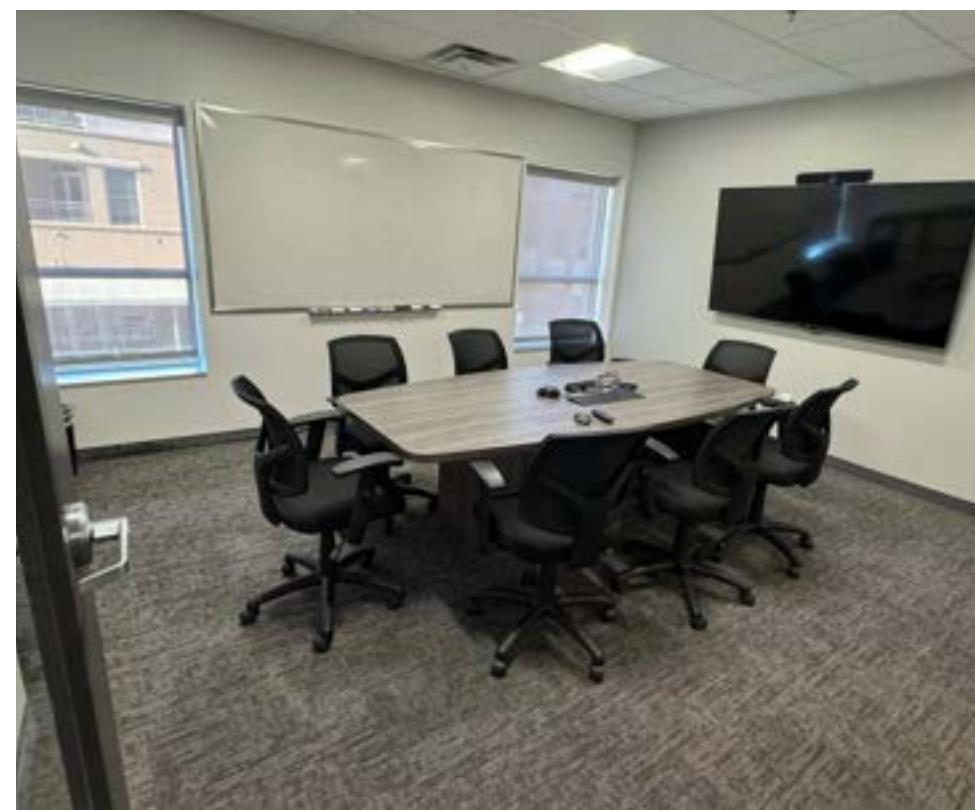
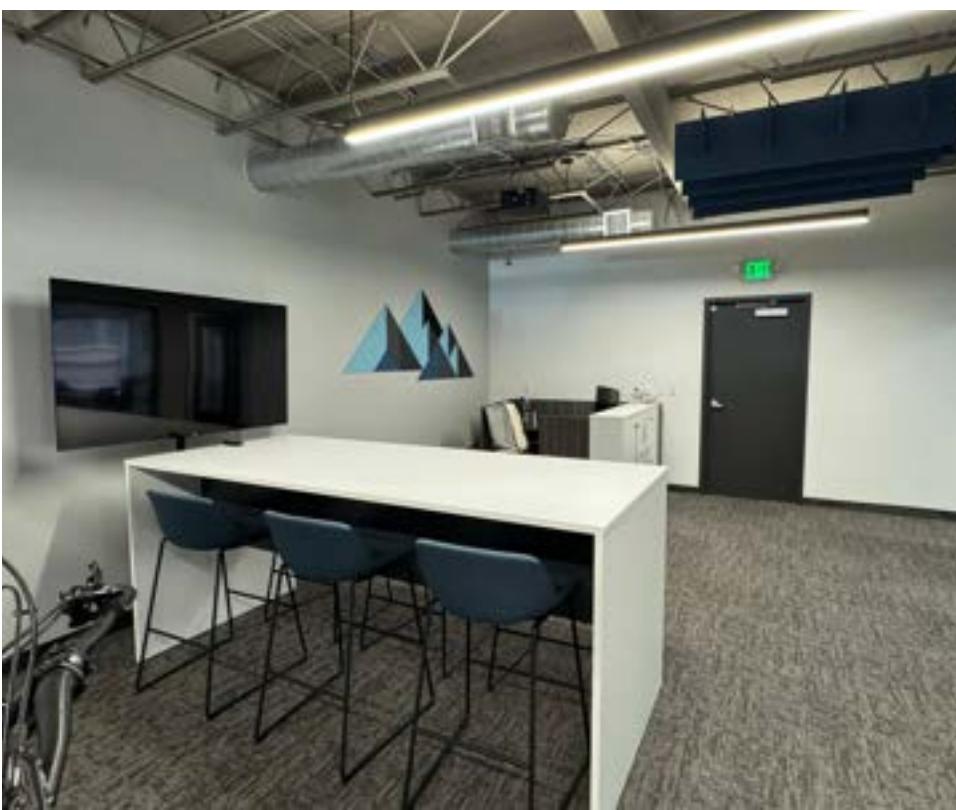


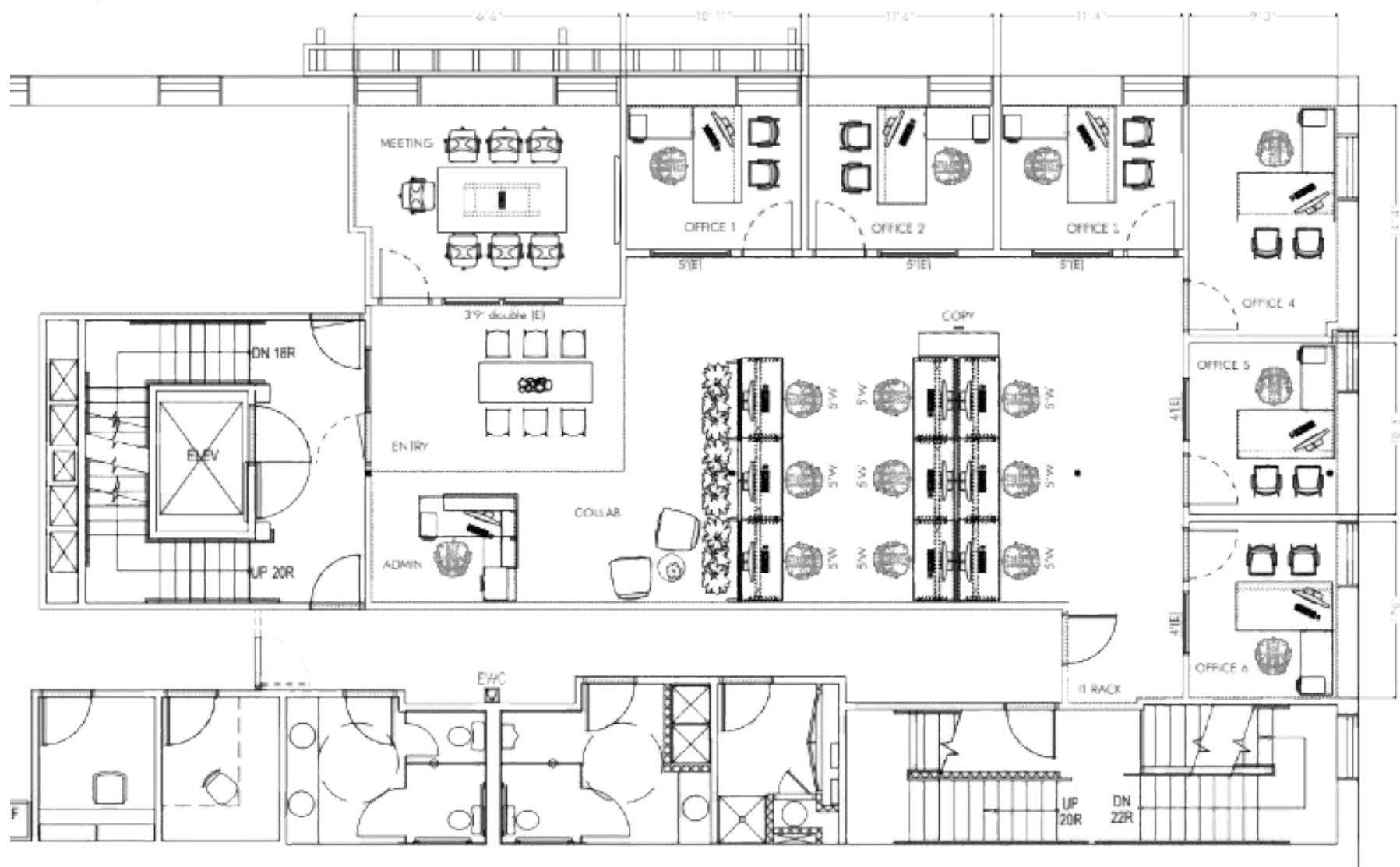
PROPERTY DESCRIPTION

This 2nd floor sublease opportunity offers a total of 2,660 square feet and can be leased in its entirety or divided to accommodate specific needs, down to a single private office. This fully furnished and plug-and-play space is move-in ready, providing all services for immediate use. The premises include a reception/waiting area, a conference room, 6 private offices, and 6-8 bullpen/workstations, making it a versatile and adaptable space for various business requirements

1301 WASHINGTON AVE - SUITE 250 OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	150 - 2,660 SF
Lot Size:	Negotiable
Availability	Immediate





Floor Plan

CANNONBALL
CREEK ↑

NORTH TABLE
MOUNTAIN ↑

CLEAR CREEK
WHITE WATER PARK

GOLDEN HISTORY
MUSEUM

PARFET PARK

VANOVER PARK

MOLSON COORS
BREWING COMPANY

← CLEAR CREEK
CANYON PARK

GOLDEN HISTORY
PARK

1301 WASHINGTON
AVENUE

SOUTH TABLE
MOUNTAIN

CLEAR CREEK
ATHLETIC
COMPLEX

SCHOOL OF MINES

MINER'S MUSEUM
OF EARTH & SCIENCE

Higher Grounds Cafe

DOWNTOWN
GOLDEN

FedEx

SAFEWAY

usbank

USPS.COM

Anthony's
PIZZA & PASTA

WELLS
FARGO

Bob's
Atomic Burgers

BANK OF THE
WEST
BNP PARIBAS

D'Deli
EST 1975

GENEROUS
COFFEE CO.

SNAP-N-
GO

↓ NATURAL
GROCERS



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