

FOR SUBLEASE

PRIME SUBLEASE OPPORTUNITY IN THE HEART OF DOWNTOWN GOLDEN

1301 WASHINGTON AVE
SUITE 250
GOLDEN, CO 80401

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NEWMARK



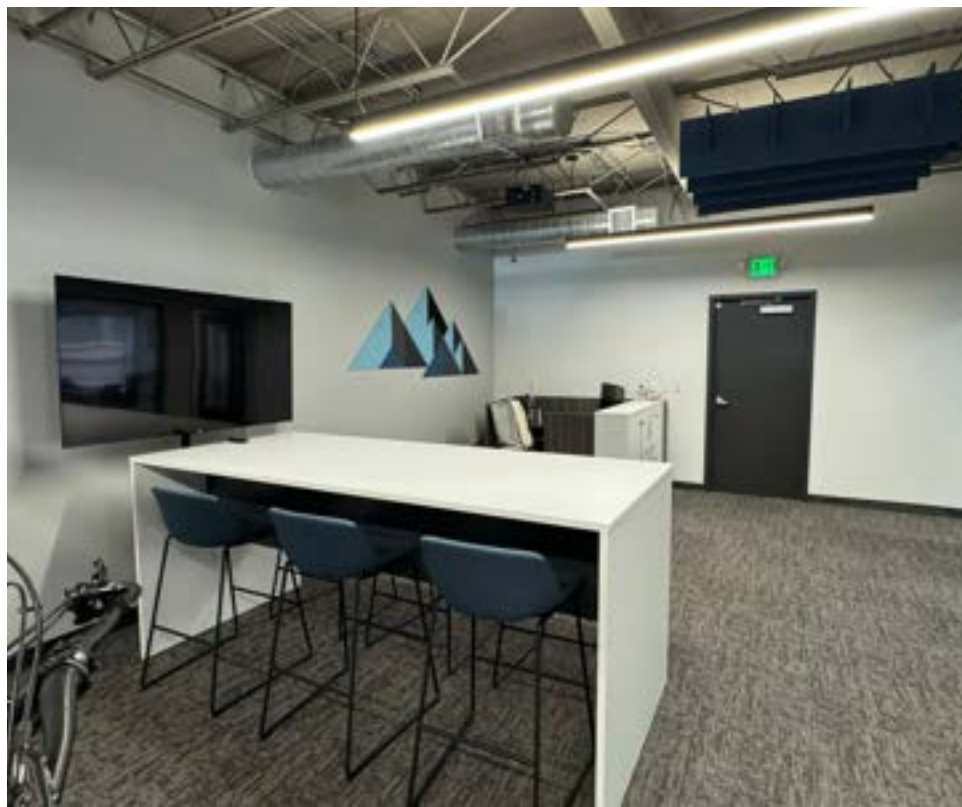
PROPERTY HIGHLIGHTS

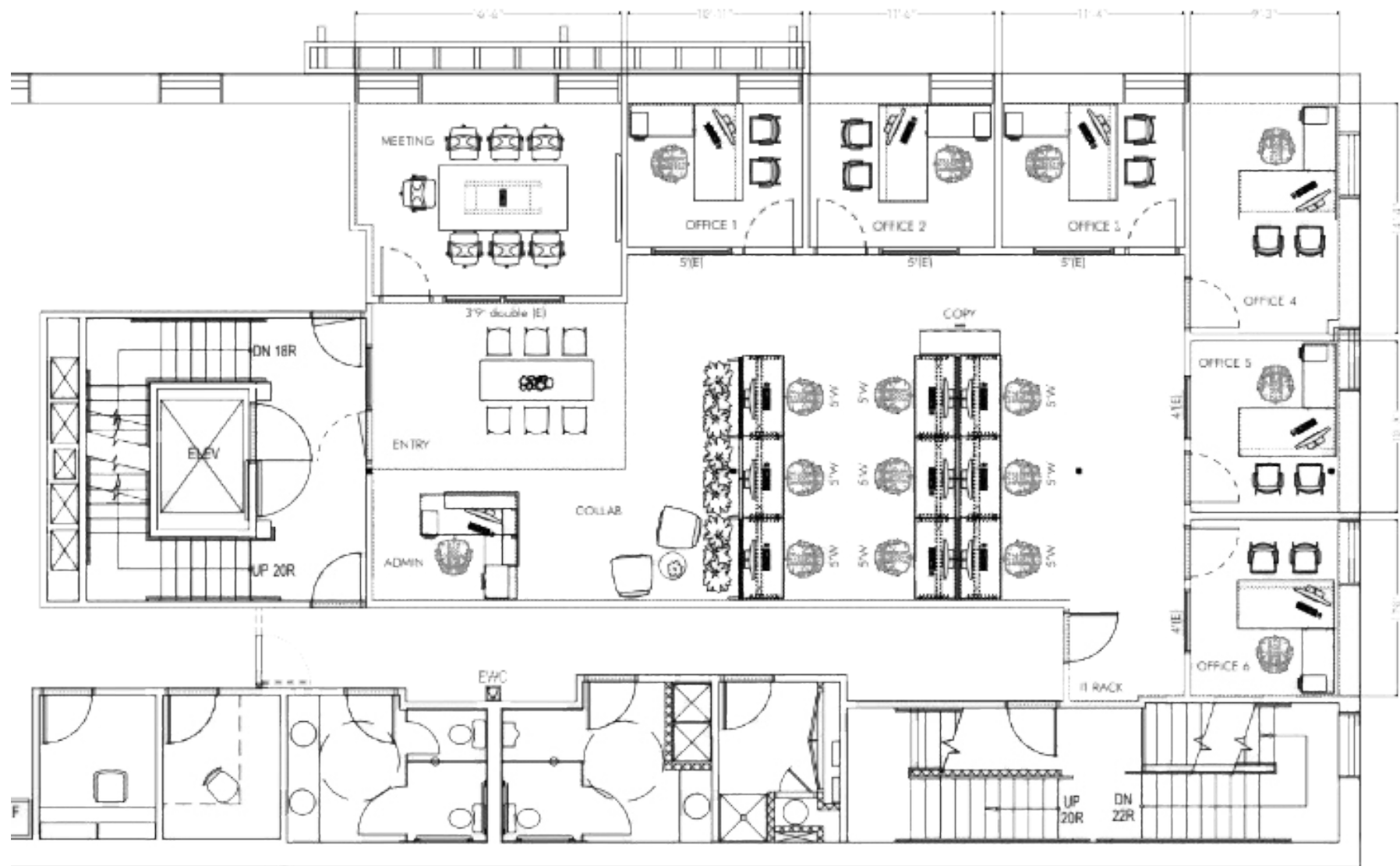
- 2,660 SF total, divisible to single desk needs
- Prime downtown Golden location with excellent views available immediately
- Fully furnished and plug-and-play
- All services and high-speed Wi-Fi included
- Reception/waiting area and conference room seating 8
- 6 private offices and 6-8 bullpen/workstations 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





CANNONBALL CREEK ↑

NORTH TABLE MOUNTAIN ↑

VANOVER PARK

PARFET PARK

MOLSON COORS BREWING COMPANY

GOLDEN HISTORY MUSEUM

GOLDEN MILL

USPS.COM

CLEAR CREEK WHITE WATER PARK

GOLDEN HISTORY PARK

Barrett's & Sons

THE GOLDEN HOTEL, THOMPSON SQUARE 1001 CLEAR CREEK

Anthony's

WELLS FARGO

Bob's

SOUTH TABLE MOUNTAIN

← CLEAR CREEK CANYON PARK

1301 WASHINGTON AVENUE

COLORADO + 49

MOUNTAIN TOAD

THE J.J. JONES

D'Deli

BANK OF THE WEST

GENEROUS COFFEE CO.

SNAP'S

CLEAR CREEK ATHLETIC COMPLEX

Higher Grounds Cafe

DOWNTOWN GOLDEN

FedEx

SCHOOL OF MINES

MINER'S MUSEUM OF EARTH & SCIENCE

SAFEWAY

usbank

NATURAL GROCERS



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