

4620

TECHNOLOGY DR

GOLDEN, CO 80403

INDUSTRIAL/ FLEX • LEASE RATE
\$15-\$16 SF/YR (NNN)



3.52 AC YARD AVAILABLE FOR LEASE
\$5,000/AC/ MONTH (NNN)

SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com



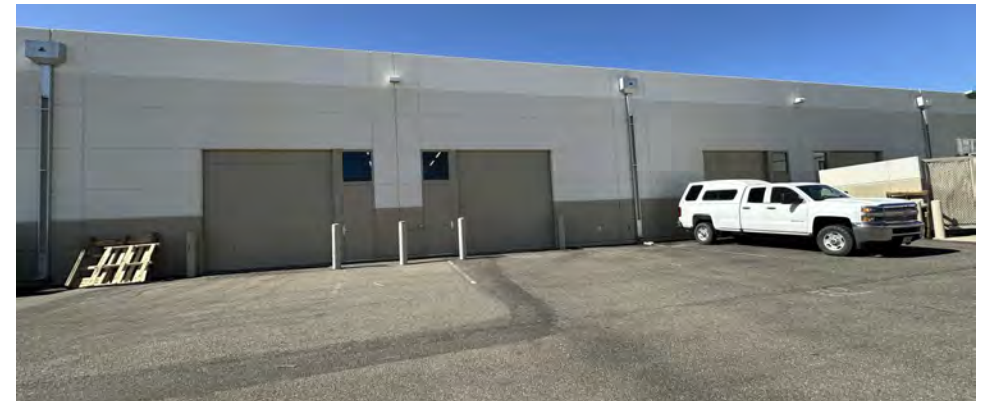
400 S. Broadway | Denver, CO 80209
www.uniqueprop.com | 303.321.5888

PROPERTY HIGHLIGHTS

Address	4620 & 4624 Technology Dr
City, State, Zip	Golden, CO 80403
Total Building Size	18,433 SF
Lot Size	153,117 SF (3.52 AC)
Yard Lease Rate	\$5,000/ month per AC
Suites Available:	
Suite 200 SF	4,449 SF
Suite 400 SF	3,660 SF
Contiguous Space	8,109 SF
Lease Rate	\$15-\$16/SF (NNN)
Estimated NNN's	\$9.82/SF
Year Built	2002

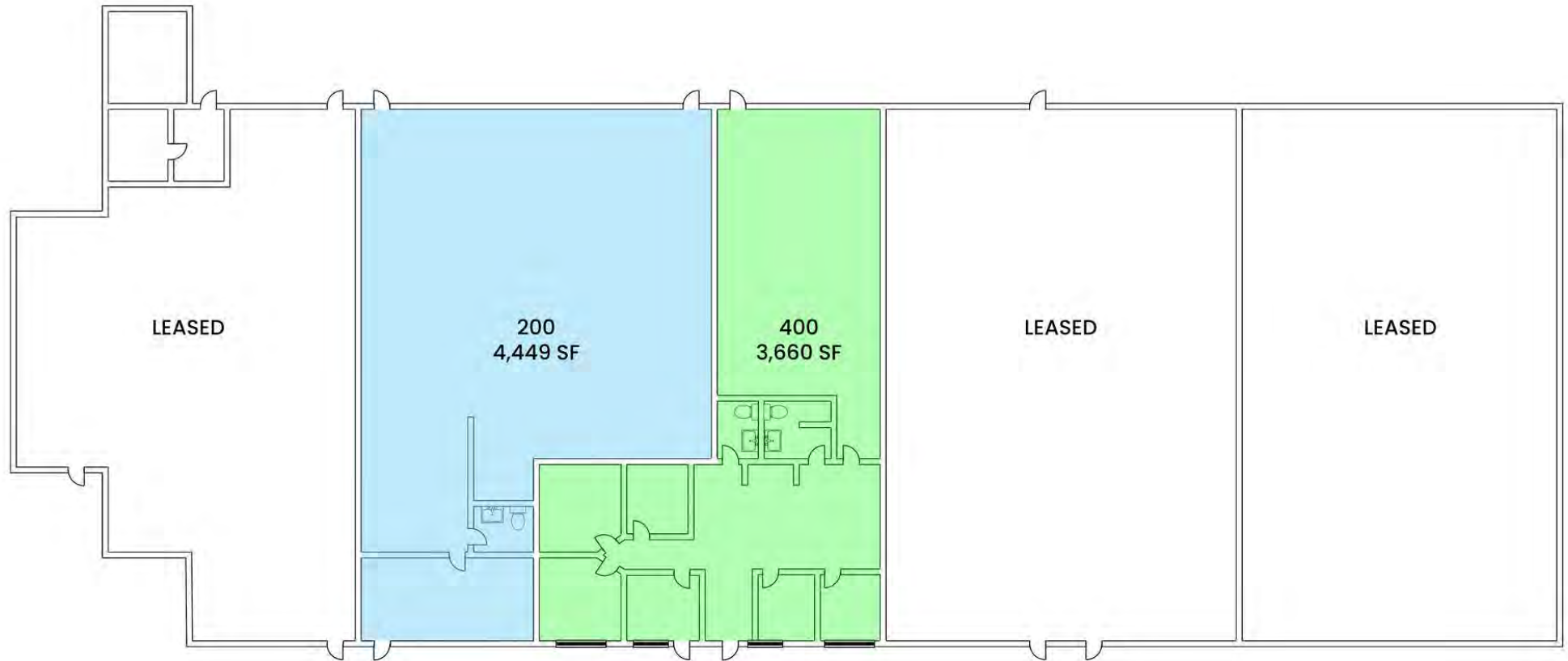


The Denver Infill Specialists of Unique properties, Inc. Located in the Coors Technology Center, 4620-4624 Technology Drive offers 14,000 SF of industrial/flex space on a 3.52-acre lot in Golden, CO. The property features 22' ceiling heights, drive-in doors, and abundant parking, making it an ideal fit for a variety of industrial, warehouse, and flex users. With easy access to major highways including Hwy 58, I-70, McIntyre St, and Youngfield St, the site provides excellent connectivity to the Denver metro area. Zoned for industrial use and competitively priced at \$15-16/SF + NNN, with yard space available at \$5,000 per acre per month +NNN, this property presents a strong opportunity for businesses seeking a well-located, high-quality facility in one of Golden's most established industrial parks.



- Prime Location in Coors Technology Center
- 22' Clear Ceiling Height
- Multiple Drive-In Doors
- Ample On-Site Parking
- Yard Space Available – \$5,000 per Acre/Month + NNN
- Professionally Managed Property
- Excellent Access to Hwy 58, I-70, McIntyre Street, and Youngfield Street
- Ideal for light industrial, warehouse, or flex users

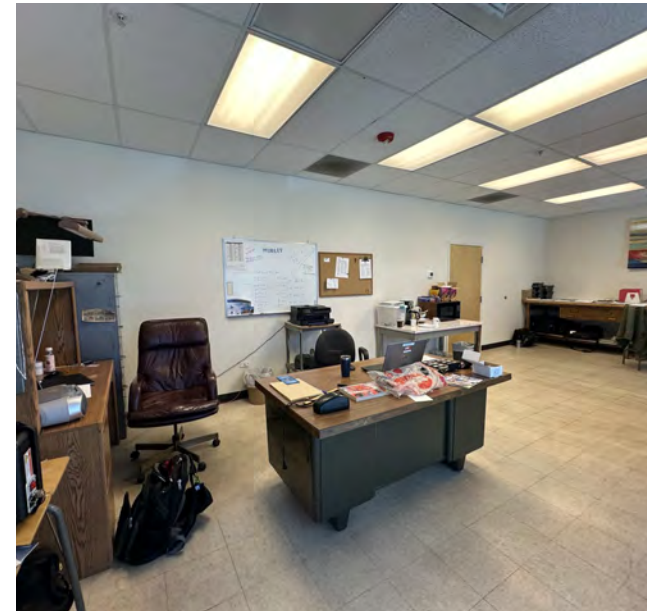
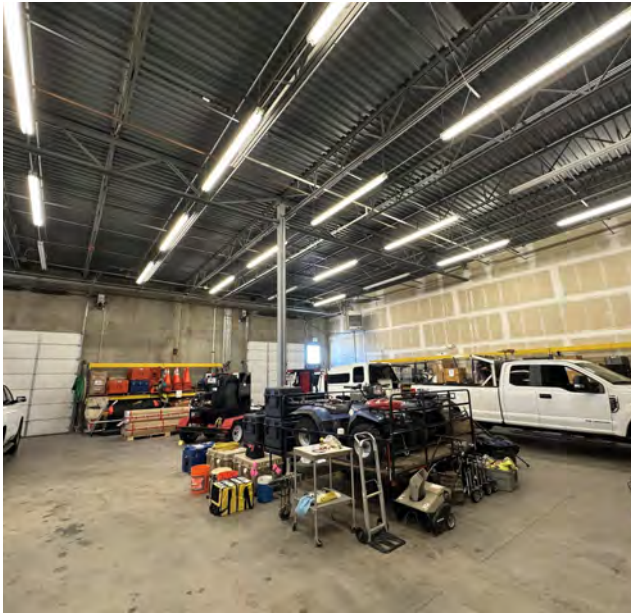
AVAILABLE SUITES



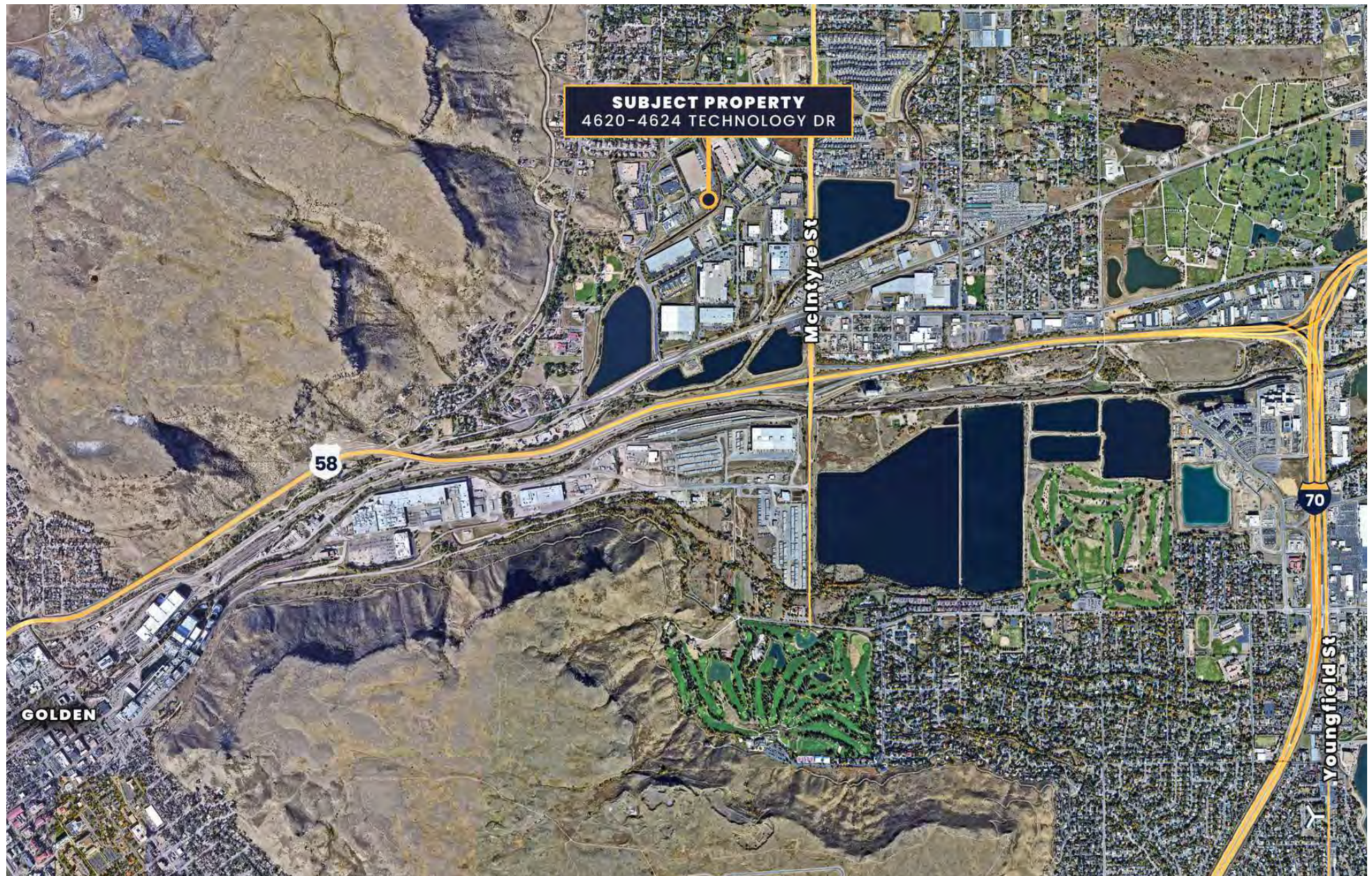
ADDITIONAL **YARD** AVAILABLE



ADDITIONAL PHOTOS



LOCATION MAP

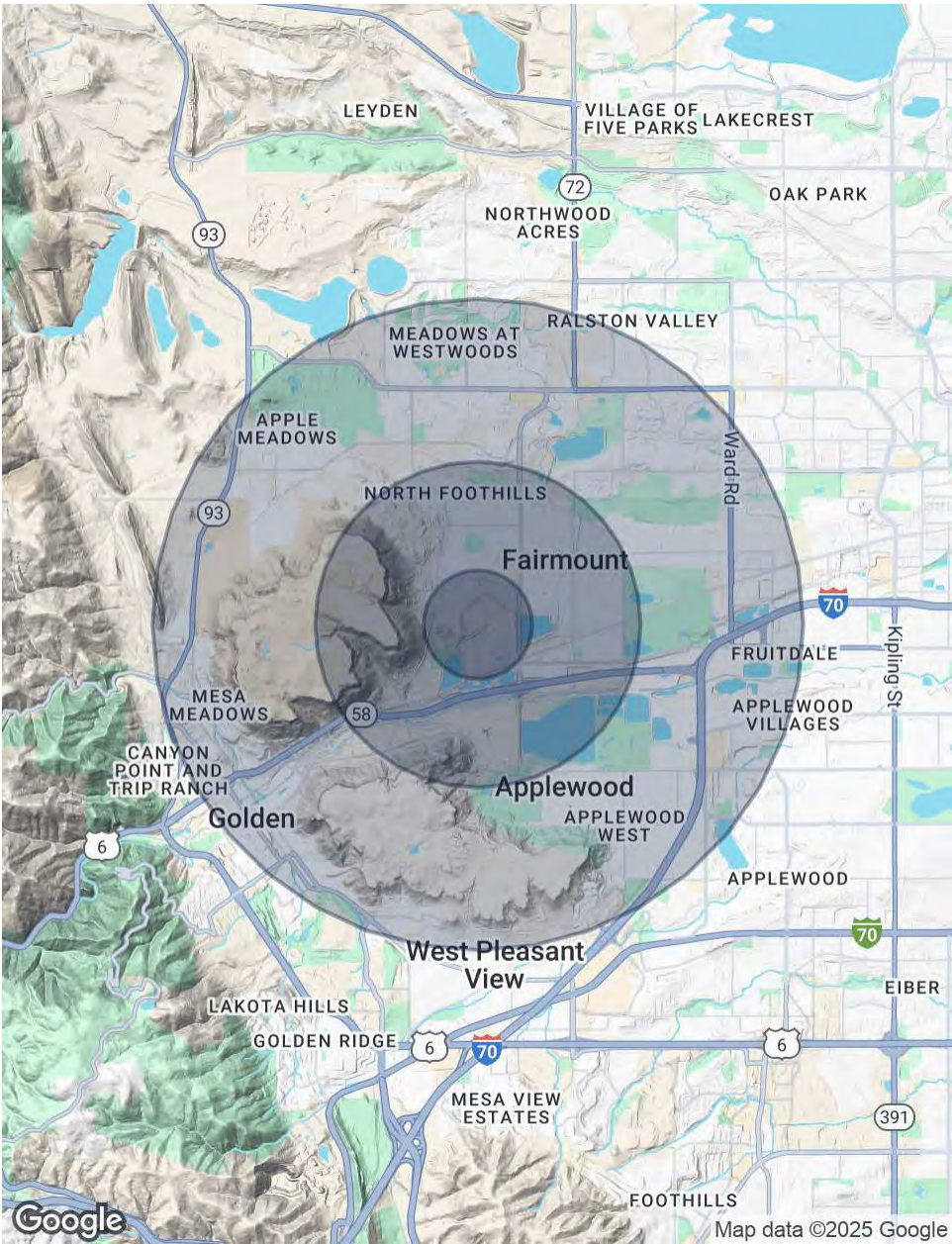


DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1.5 MILES	3 MILES
Total Population	346	4,932	44,489
Average Age	44	44	43
Average Age (Male)	43	43	42
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	3 MILES
Total Households	127	1,835	17,812
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$205,095	\$198,297	\$168,873
Average House Value	\$1,131,633	\$1,035,279	\$864,548

Demographics data derived from AlphaMap





SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com