

END-OF-YEAR INCENTIVE PROGRAM

Sublandlord will provide 3 months of free rent and a 6% commission to the tenant rep broker if a sublease is fully executed by 12/31/25.



FOR SUBLEASE

408 VIOLET ST • SUITE 408
GOLDEN, CO 80401

INDUSTRIAL SPACE FOR LEASE IN 6 & 40 BUSINESS CENTER • GREAT I-70 VISIBILITY

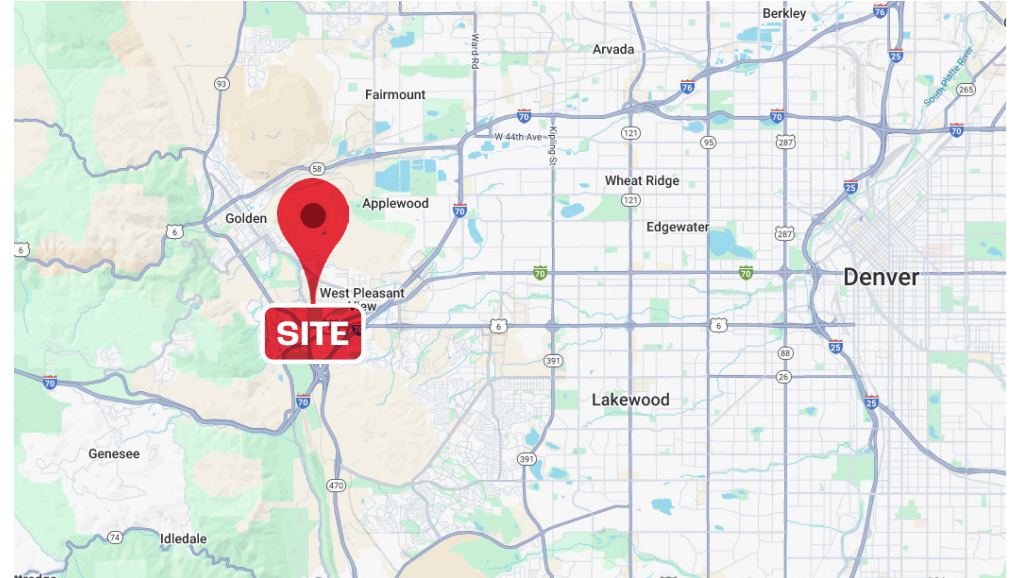
Ann Coggeshall • (303) 246-9521 • ann.coggeshall@mohrpartners.com • License No. ER.000764975 (CO)
Erik W. Schwetje, CCIM, MBA • (407) 617-8489 • erik.schwetje@mohrpartners.com



Sublease Listing Information

LISTING OVERVIEW

Sublease Space	3,520 SF
Sublease Rate	Negotiable
Sublease Term	12/31/2027, longer term negotiable
NNNs	\$7.45 PSF (2025)
Furniture	Office and warehouse negotiable to stay
Availability	Two weeks notice as of 11/1/2025
Incentives	3 months of free rent if leased by 12/31/25*
Broker Fee	6%** to outside broker



PROPERTY HIGHLIGHTS

- Zoning: C-2
- Construction Type: Metal roof deck supported by steel bar joists
- Year Built: 1979-1985
- Clear Heights: 12'-19'
- Parking Ratio: 2 per 1,000
- Great access to C-470, I-70, Colfax Ave & 6th Ave

UNIT HIGHLIGHTS

- 3,520 SF Available
- Office Space: 977 SF
- Warehouse Space: 2,543 SF
- Clear Height: 19'
- Loading: 1 Drive-in door (10' x 12')
- 1 Dock door (8' x 10')
- Column Spacing: 50' x 50'
- Power: 150 Amps, 120/208 volt, 3 phase

* As part of end-of-year incentive program. Subtenant must sign by 12/31/25 a sublease for the remainder of the lease term for the three months of free rent to apply.

** As part of end-of-year incentive program. If the property is not leased by 12/31/25, the outside broker fee is 5%.

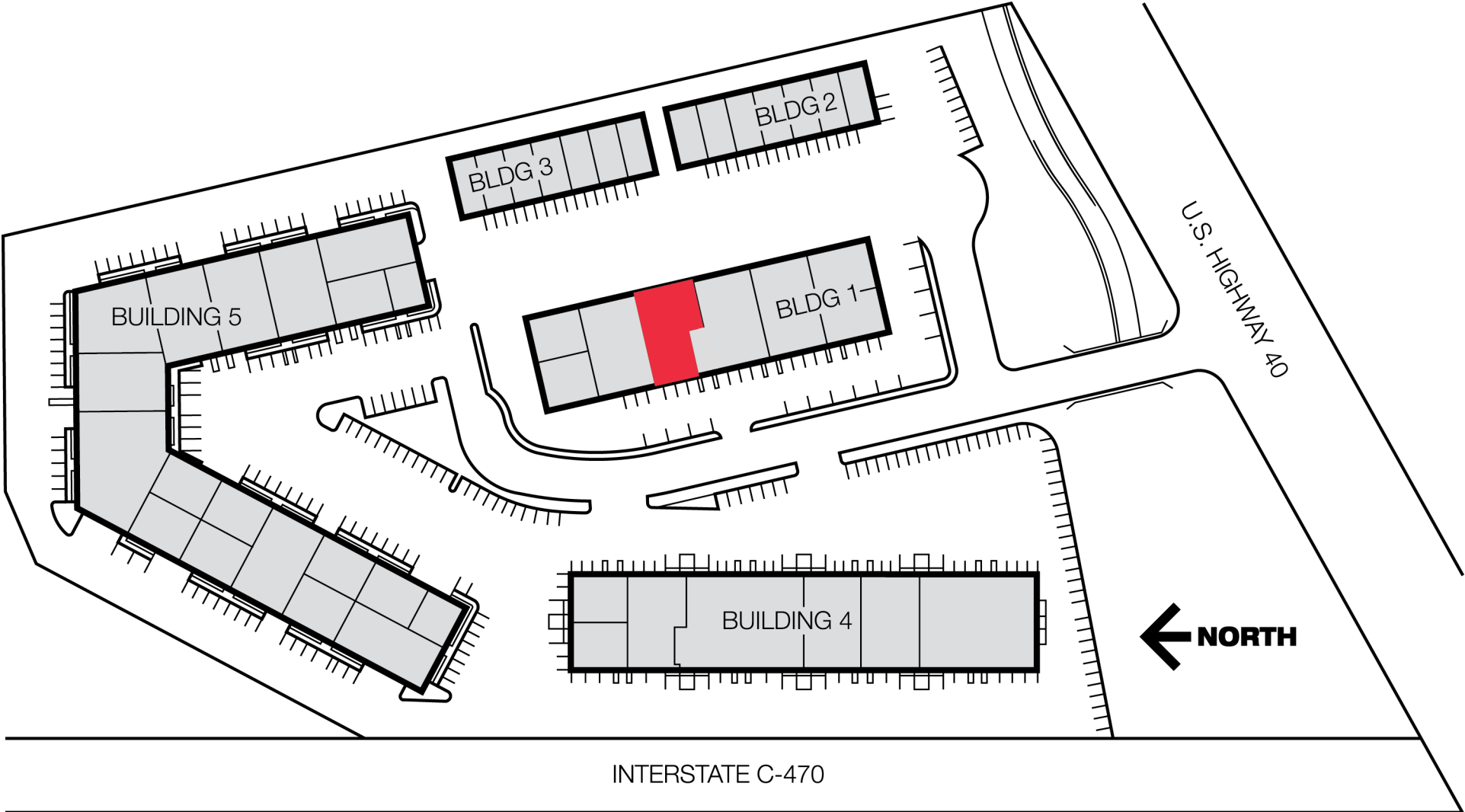
Suite Imagery



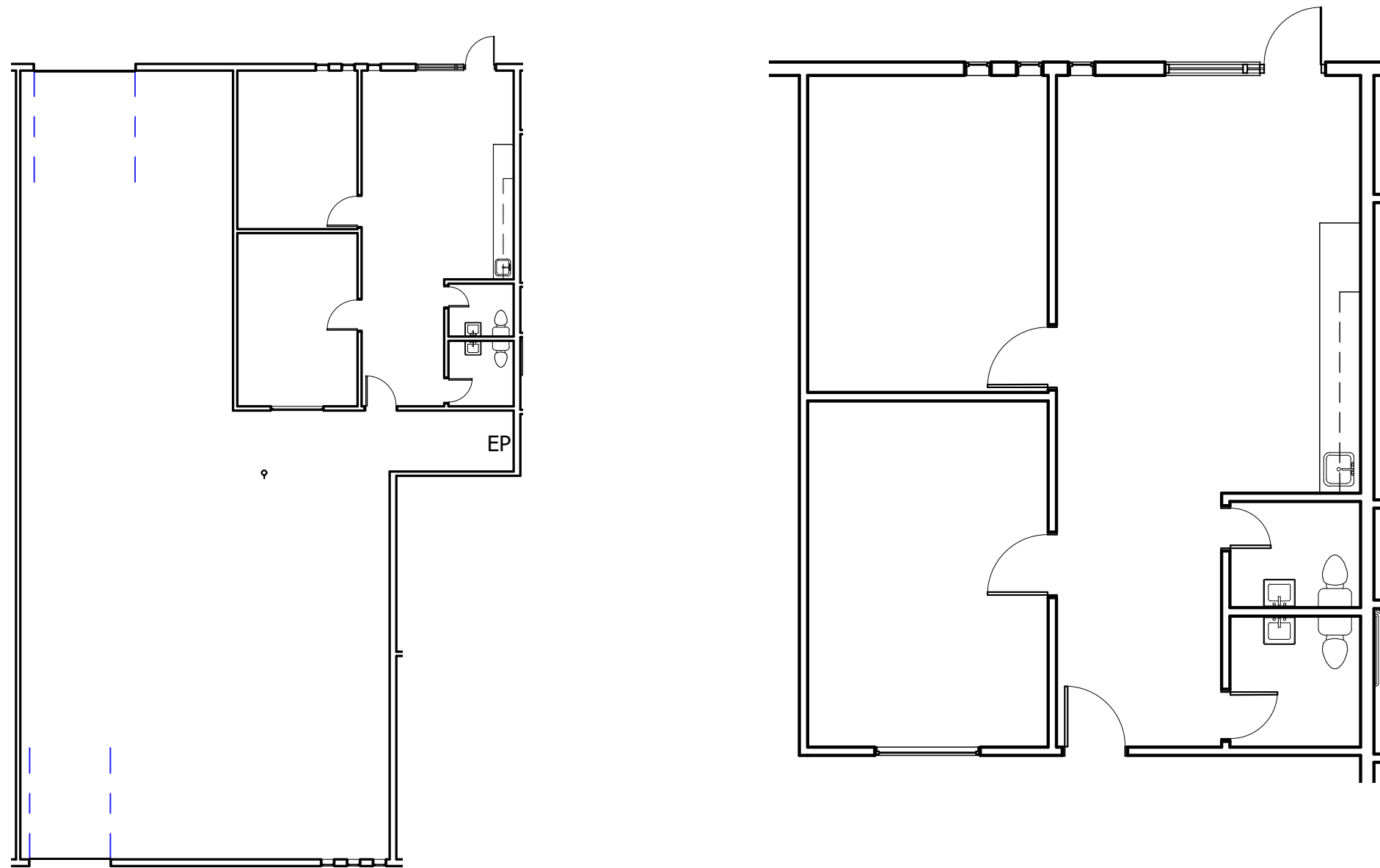
Suite Imagery



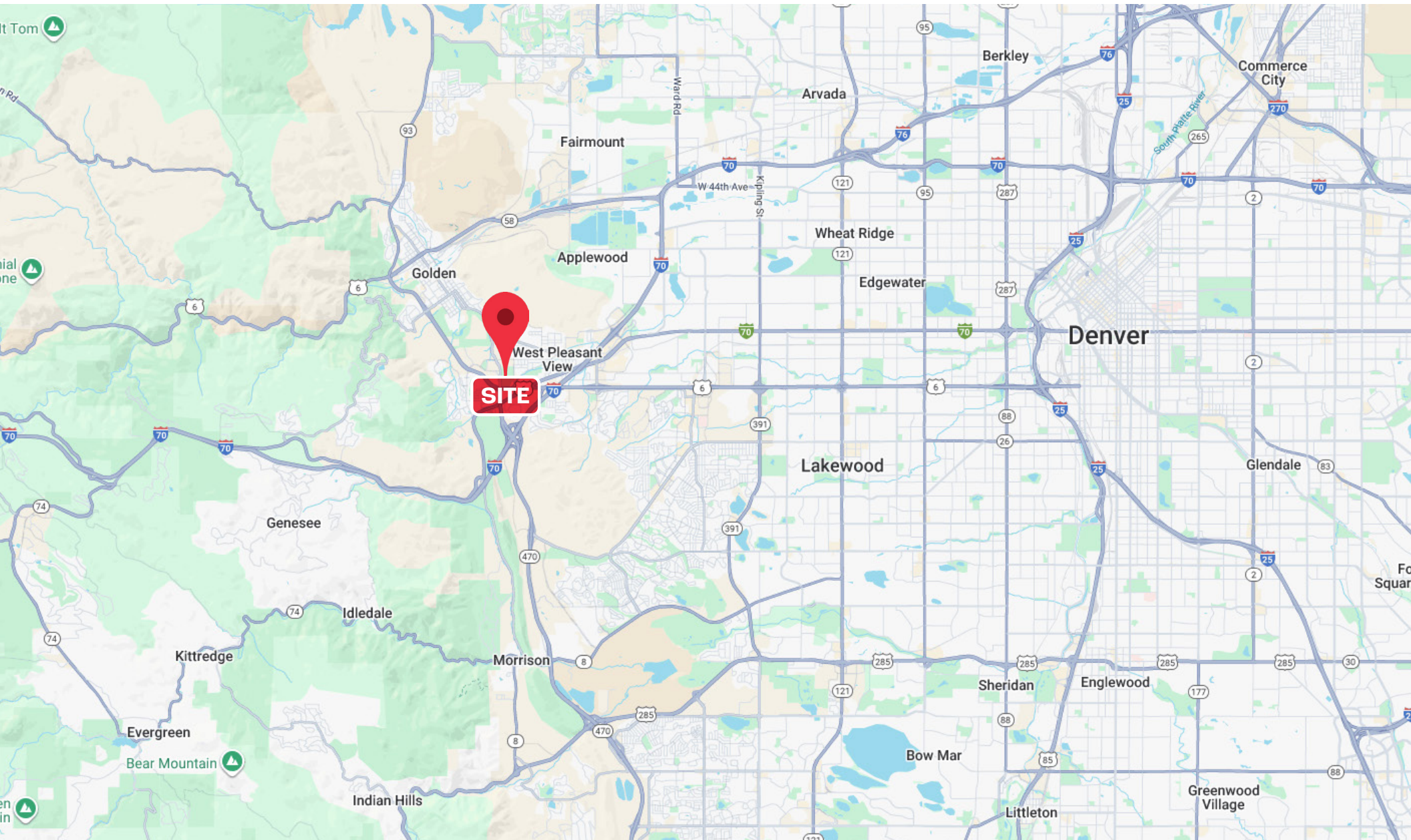
Site Plan



Floor Plan



Map





LISTED BY



14643 DALLAS PKWY • SUITE 1000 • DALLAS, TEXAS 75254

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