

1440

BRICKYARD ROAD, UNIT 3 | GOLDEN, CO 80403



FLEX SPACE FOR LEASE

3,900 SF

Base Rent: \$15.85/SF NNN | Operating Expenses: \$7.46/SF

LOCATION HIGHLIGHTS

- Excellent access to trails:
 - 1/4 mile to North Table Mountain Open Space
 - 1/2 Mile to White Ranch Open Space
 - 1/2 Mile to Mt Galbraith Open Space
- Holiday Brewery, Trailhead Crossfit and The Spot Climbing Gym within 1 block
- Bike path access to Starbucks and numerous restaurants less than 1 mile away

DOWNTOWN GOLDEN	5 Minutes
DOWNTOWN DENVER	25 Minutes
DOWNTOWN BOULDER	25 Minutes
DENVER INTERNATIONAL AIRPORT	40 Minutes
LOVELAND SKI AREA	40 Minutes



Offered Exclusively By:

CHRIS BALL
Broker/Owner
303.332.6954
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Ball Properties West, LLC

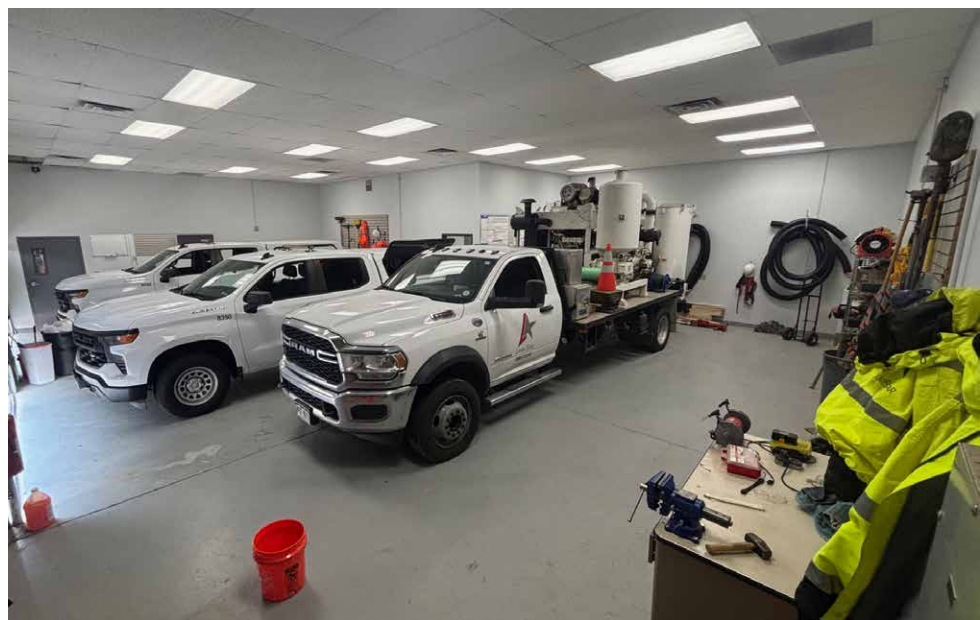
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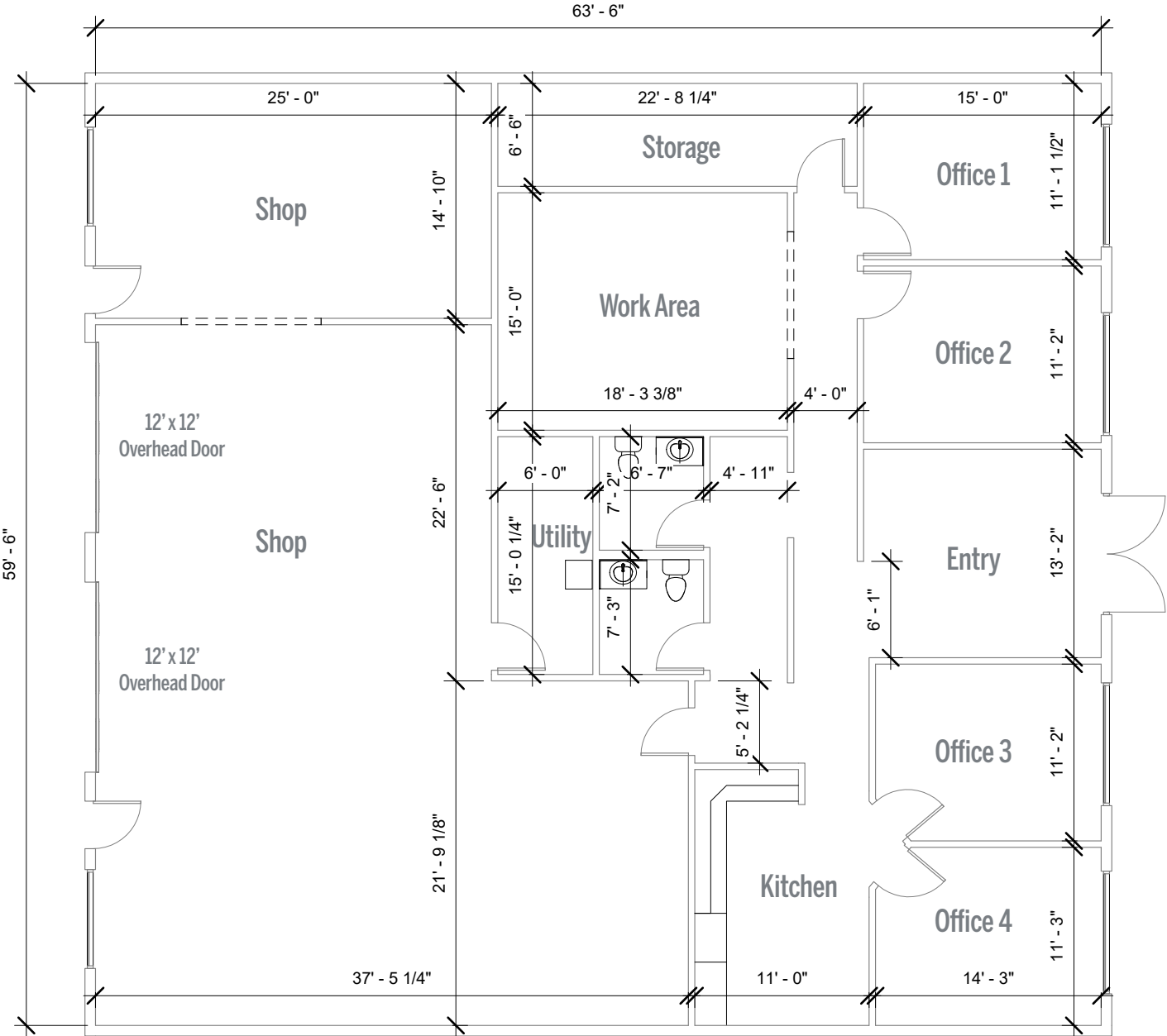


PROPERTY FEATURES

- 100% HVAC
- Approx. 50% office/50% warehouse/lab or 100% office use
- 400 Amps 3 Phase 480 Volt Electrical
- Two 12' x 12' drive in doors



FLOORPLAN



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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.