

FOR LEASE

14,932 SF | OFFICE/FLEX

5926 MCINTYRE ST
GOLDEN, CO 80403



15000 W 44TH AVE. SUITE C GOLDEN, CO 80403
720.843.1330 | WWW.DIGBYCOMMERCIAL.COM

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PROPERTY INFORMATION

**5926 MCINTYRE ST
GOLDEN, CO 80403**



LEASE RATE	CONTACT BROKER
LEASE TERMS	3-YEAR MINIMUM
YEAR BUILT/RENO	1970/2013
BUILDING SIZE	14,932 SF (TBV)
UNITS	DIVISIBLE
LOT SIZE	1 AC
STORIES	2
ELEVATOR	1
LOADING	HYDRAULIC LIFT
POWER	600A 208V 3P
ZONING	I-3 (JEFFCO)
PARKING	3 1,000
INTERNET	FIBER OPTICS

Property Highlights

- Structural Floors
- Fiber Optic Connectivity
- Ducted Return Air / New HVAC in 2021 and 2024
- Executive Conference Rooms
- Card-Key Access and Camera Monitoring
- Flexible Workspace Configurations
- Serviced Elevator & Hydraulic Lift
- Fenced Dog Run and Landscaped Grounds
- Strategic Access to I-70 & Hwy 58



EXTERIOR DETAILS

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FENCED DOG RUN



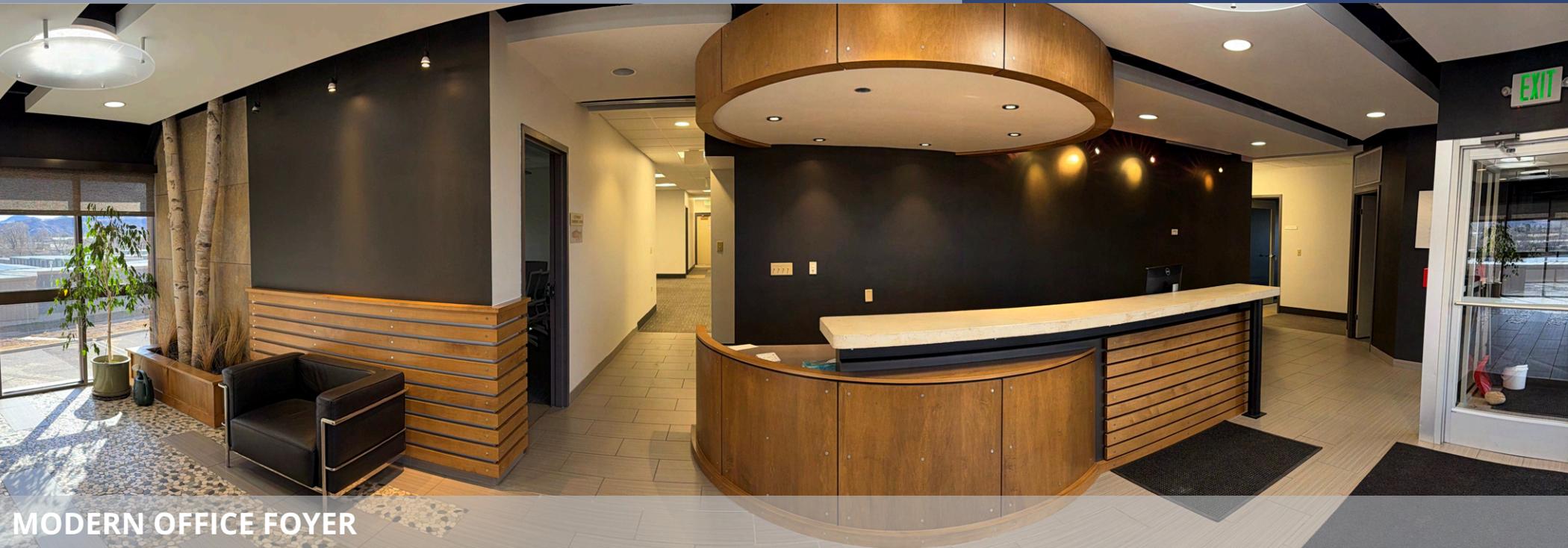
HYDRAULIC LIFT



MULTIPLE ACCESS POINTS ON LARGE LOT

INTERIOR DETAILS

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MODERN OFFICE FOYER



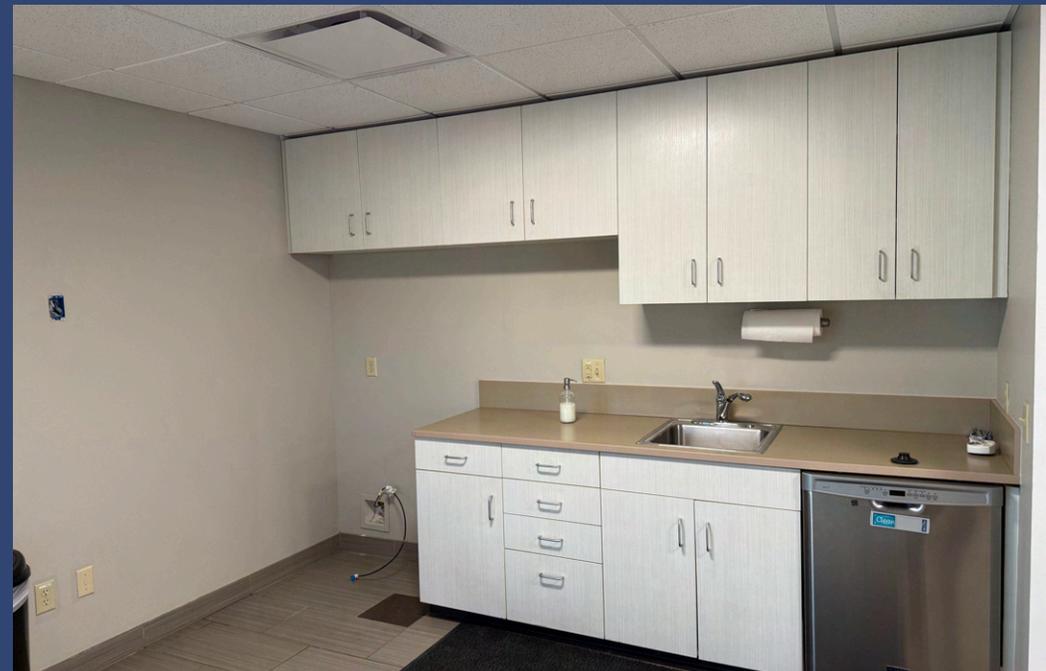
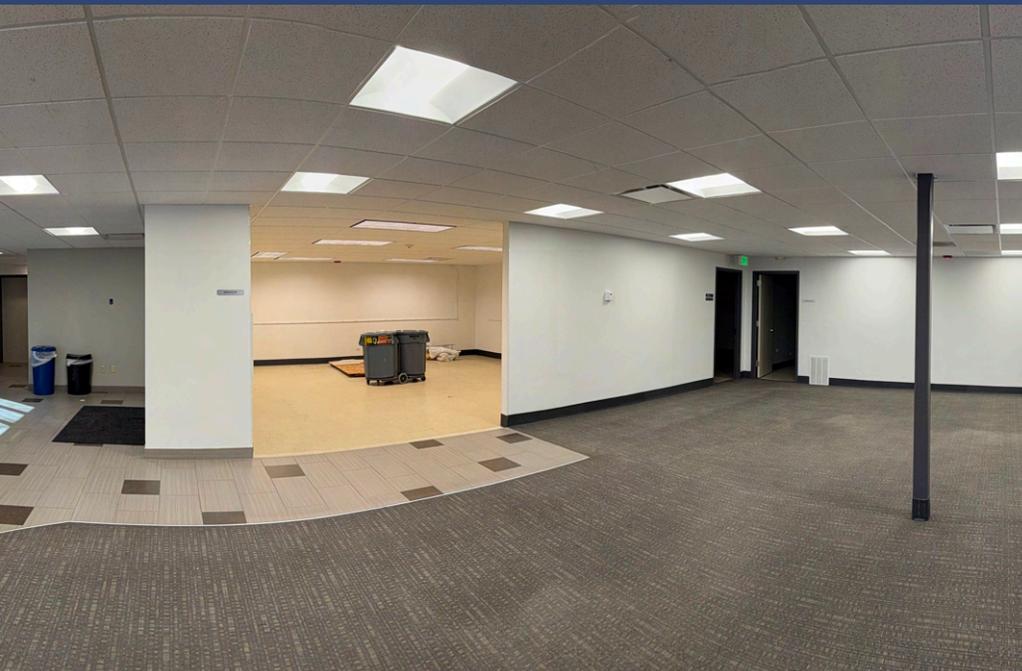
EXECUTIVE CONFERENCE ROOMS



MODULAR OFFICE SPACE

INTERIOR DETAILS

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AERIAL PHOTO

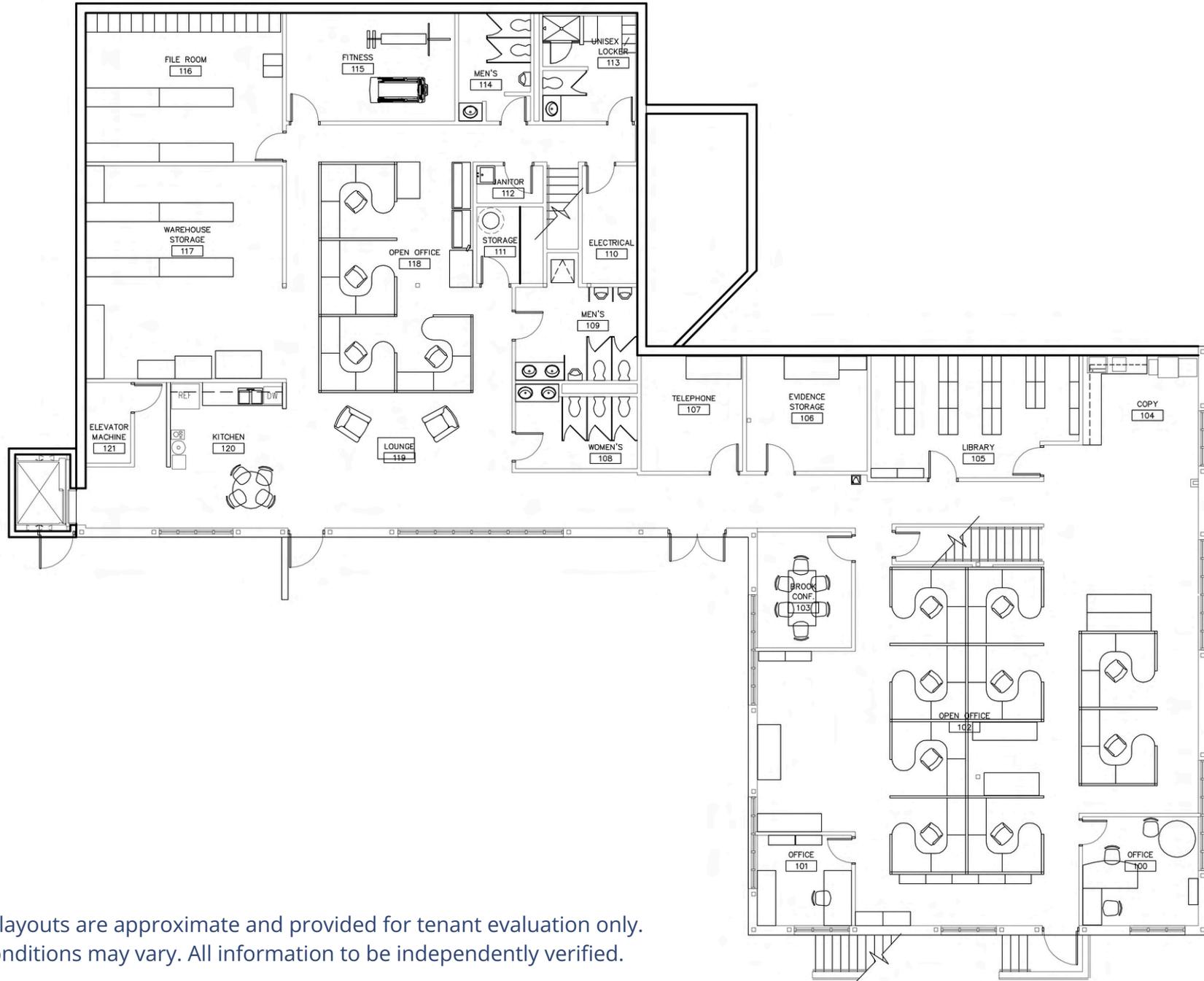
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LEVEL 1 FLOOR PLAN

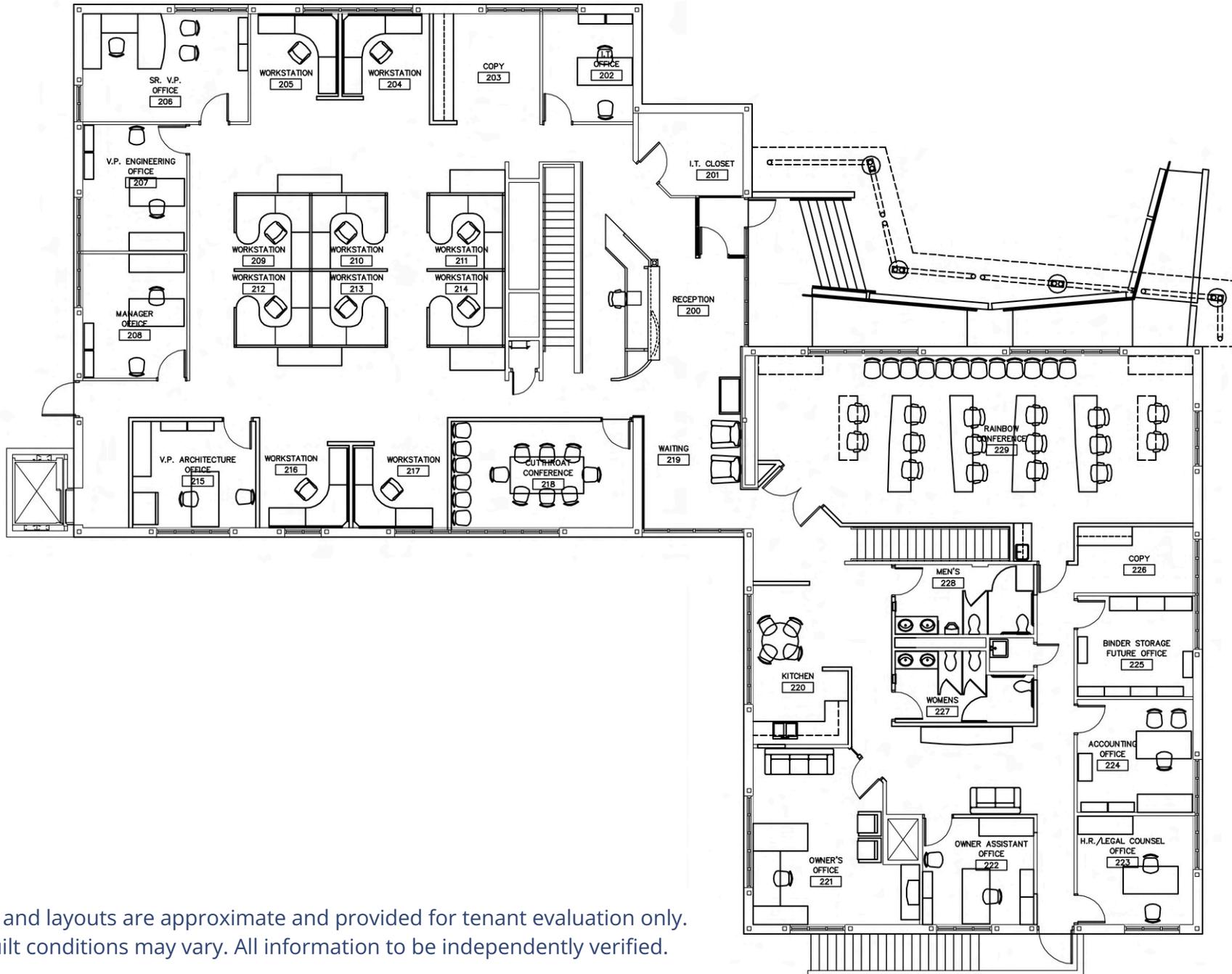
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Dimensions and layouts are approximate and provided for tenant evaluation only. Actual as-built conditions may vary. All information to be independently verified.

LEVEL 2 FLOOR PLAN

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LOCATION MAP

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