

1341

AVERY STREET | GOLDEN, COLORADO 80403



CANYON VIEW BUSINESS PARK

10,000 to 42,800 SF | Flex, Office, Industrial

For Lease

PROPERTY FEATURES

- Class A new construction
- Custom interior buildout up to 100% office
- Dock-high and drive-in loading
- Sustainable features such as solar pv and energy efficiency well above code
- Loading area and expansion area can be converted to parking for higher density
- Hike, bike, run out the door to North Table Mountain, White Ranch and Mt. Galbraith Open Space parks
- Bike path access to retail amenities 1/2 mile away and Downtown Golden
- Visibility from Highway 93 with traffic volume of 24,000 vehicles per day

DRIVE TIMES

Downtown Denver	20 Minutes
Boulder	20 Minutes
Denver International Airport	40 Minutes

Offered Exclusively By:

CHRIS BALL

Broker/Owner

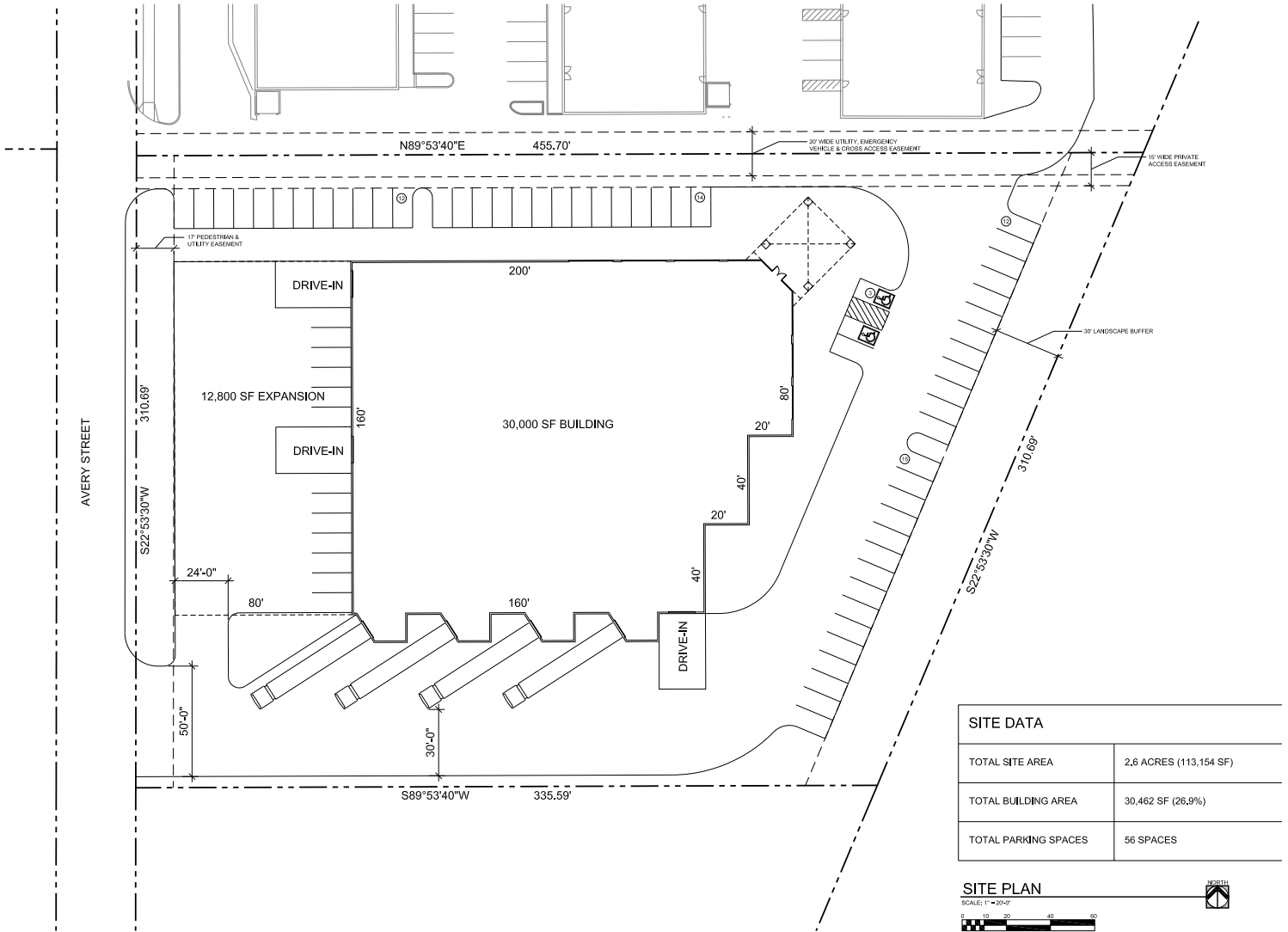
303.332.6954

chris@ballprop.com

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SITE PLAN



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CONTACT



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