

Triad West Business Center

16080 Table Mountain Pkwy., Suite 400 | Golden, CO 80403



BUILDING INFORMATION

Project Size:	149,000 SF	Year Built:	1997
Available Space:	16080 Suite 400 - 11,820 SF	Parking:	2.2:1,000 SF
Office Size:	1,600 SF	Construction:	Insulated Precast Concrete Panels
Lease Rate:	\$14.00/SF NNN	Truck Court:	120' Depth, All Concrete
2024 Expenses:	\$7.09/SF	Power:	225 Amps, 277/480 Volt
No. of Buildings:	Three (3)	Clear Height:	18' - 22'
Column Spacing:	40' x 40'	City/County:	Golden/Jefferson
Loading:	Two (2) Dock Doors	Zoning:	PUD Office/Warehouse/Manufacturing
Sprinklered:	Yes	Available:	January 1, 2025

HIGHLIGHTS

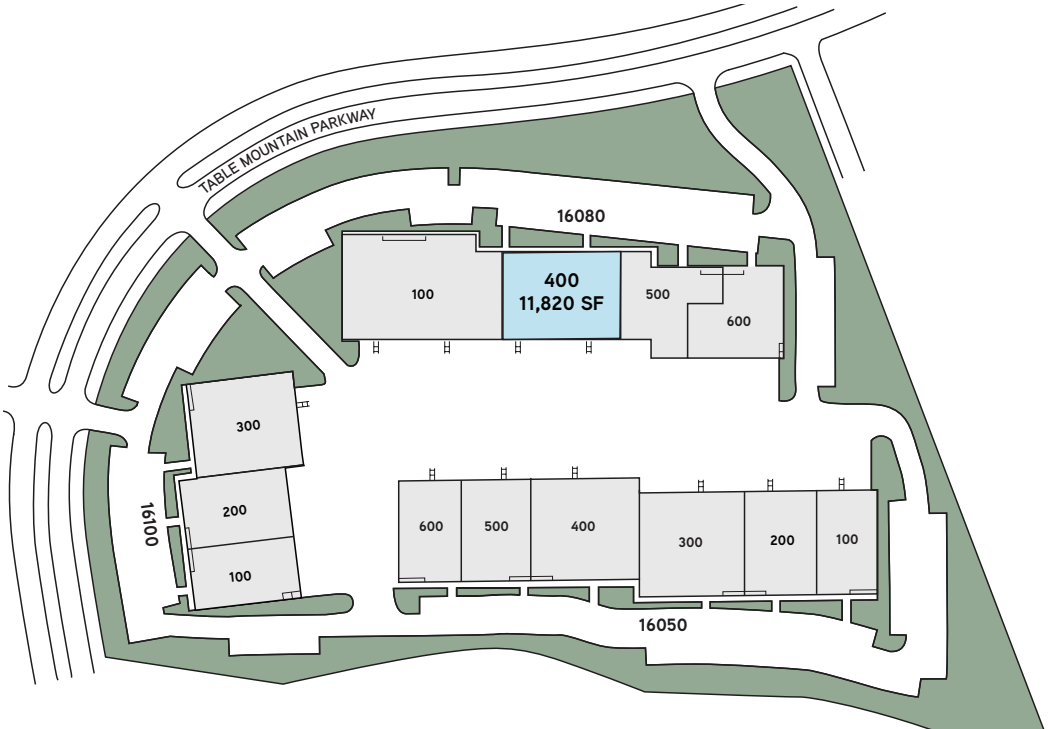
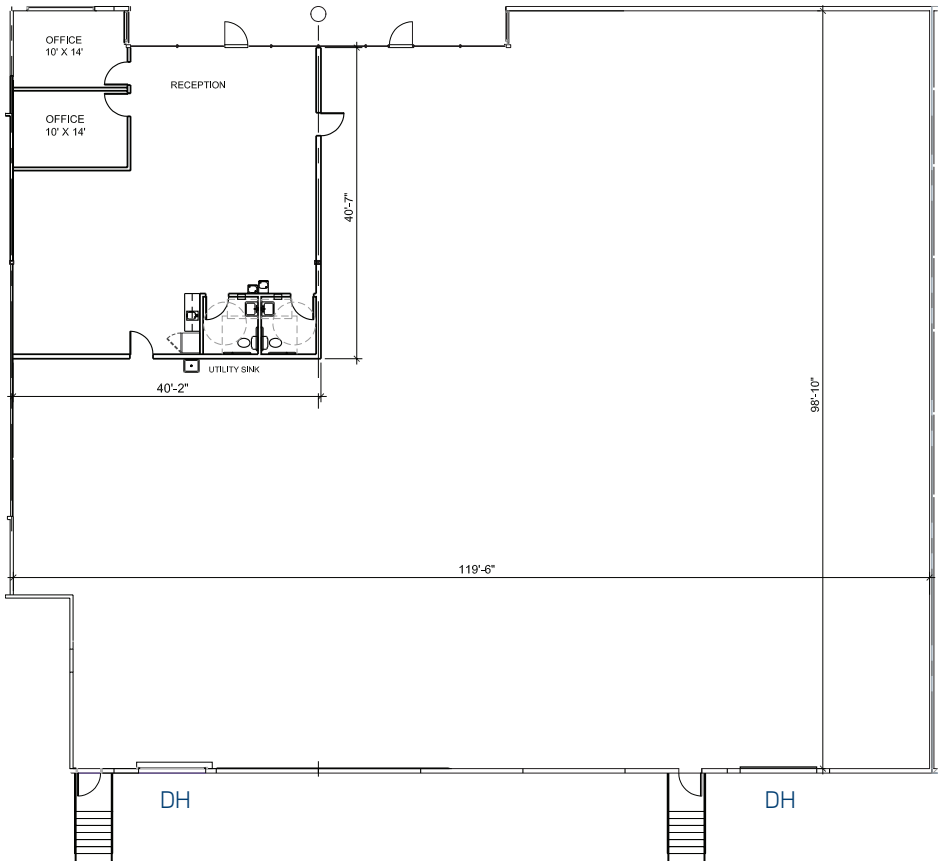
Class "A" finish in this flexible office/industrial building offers a wide opportunity for a variety of uses. Triad West is a 3-building, 149,000 square foot, multi-tenant flex project located in the prestigious Coors Technology Center in Golden, Colorado. This desirable west suburb location has quick access to I-70, Highway 58 and C-470 extension. The buildings and available space have many upgraded features and provide an impressive image in a majestic foothills business park.

T.J. SMITH, SIOR
+1 303 283 4576
tj.smith@colliers.com

DAVID HAZLETT
+1 303 283 4573
david.hazlett@colliers.com

COLLIERS DENVER
4643 S. Ulster Street | Suite 1000
Denver, CO 80237
+1 303 745 5800 | FAX +1 303 745 5888

Suite 400 | 11,820 SF



BROKERAGE DISCLOSURE

