

FOR SALE

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

Wade Wilson
Senior Broker
720.843.1330 Ext. 100
720.326.2023
Wade@DigbyCommercial.com

PROPERTY INFORMATION

**5926 MCINTYRE ST
GOLDEN, CO 80403**



| | |
|------------------------|-----------------------|
| SALE PRICE | CONTACT BROKER |
| 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

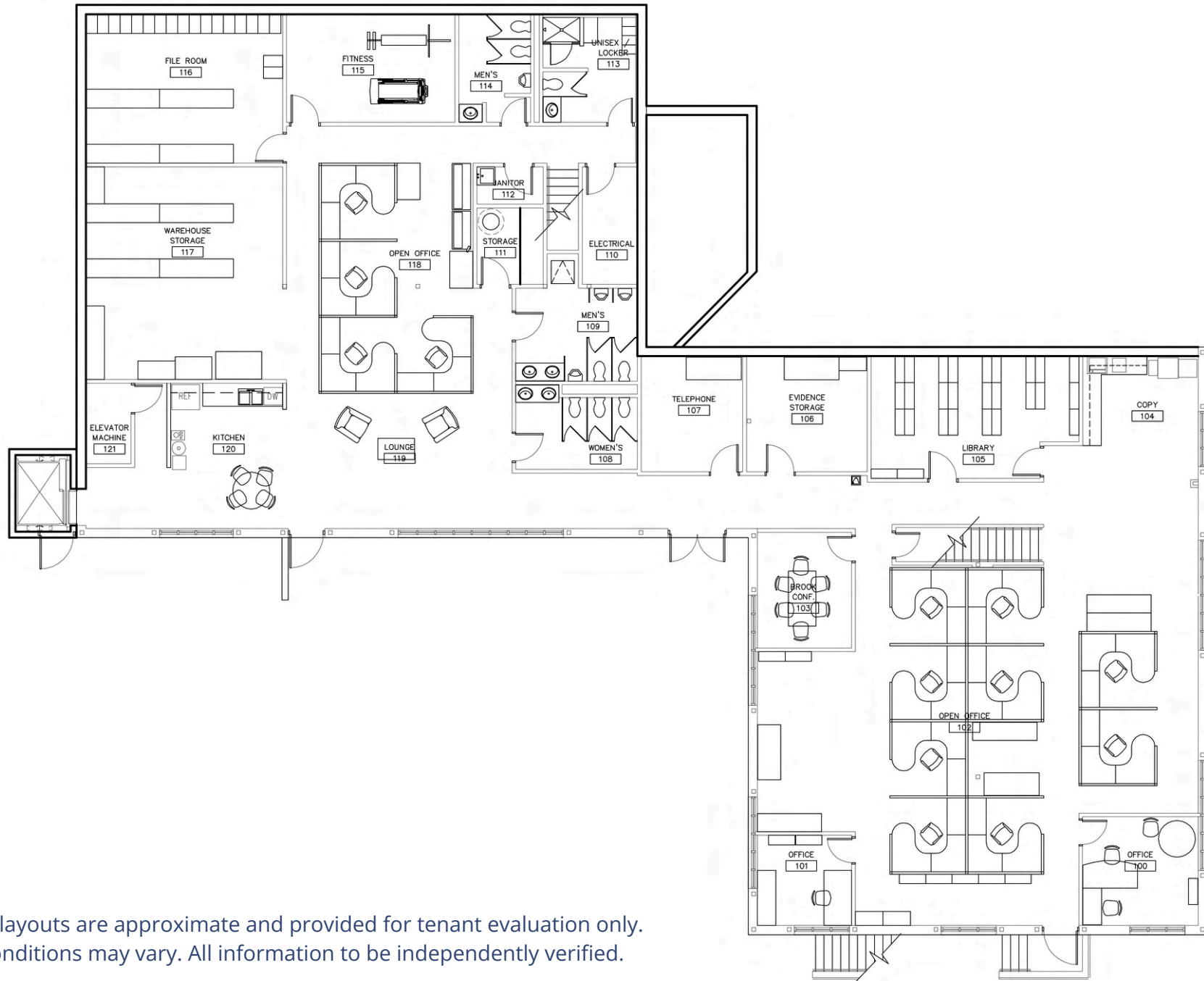
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LEVEL 1 FLOOR PLAN

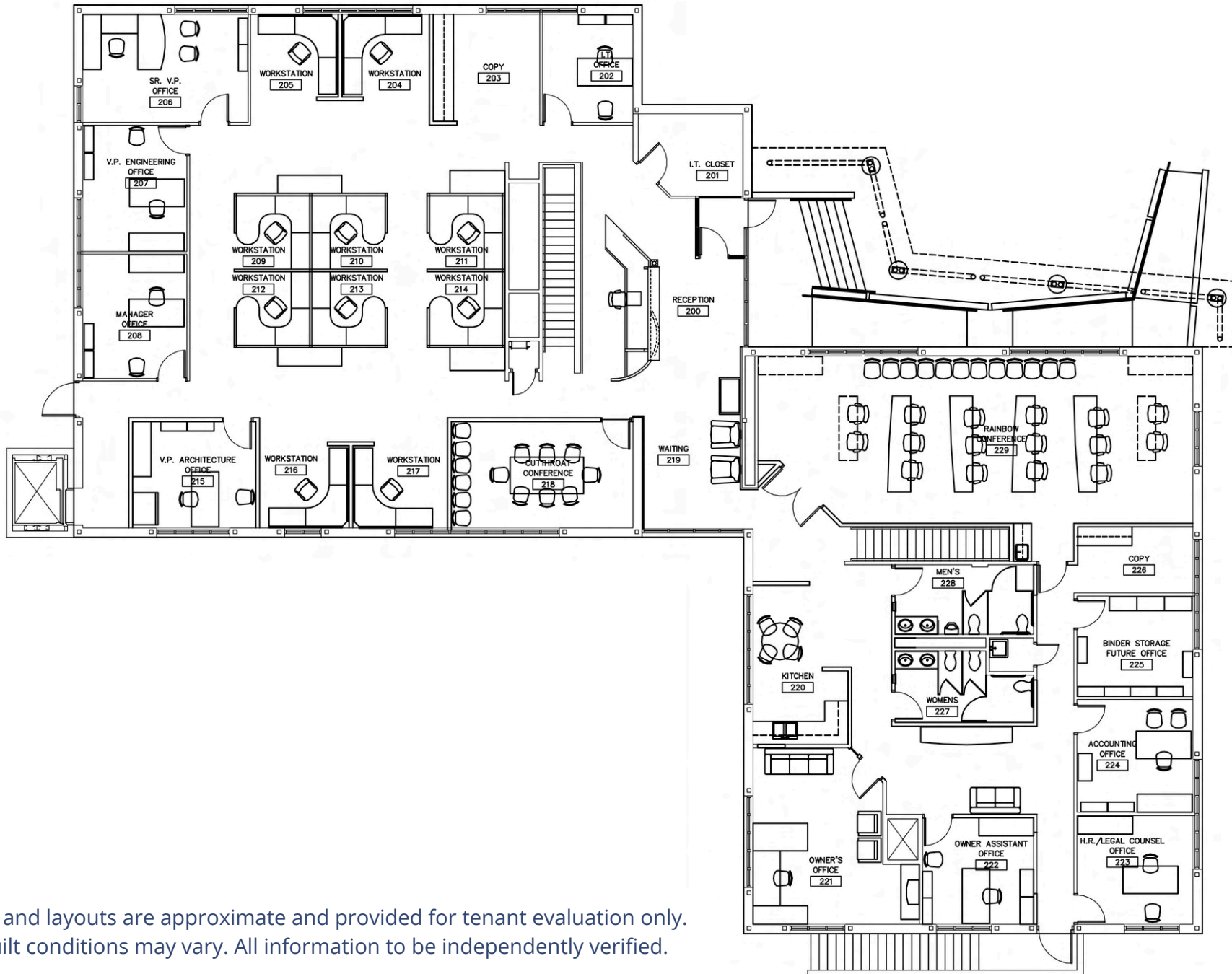
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Dimensions and layouts are approximate and provided for tenant evaluation only. Actual as-built conditions may vary. All information to be independently verified.

LEVEL 2 FLOOR PLAN

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LOCATION MAP

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