

## OFFICE SPACE FOR LEASE

1019 8<sup>TH</sup> St. Golden, CO 80401



Suite 101



Suite 106



Suite 108



This professional office building is in a great location only blocks from downtown Golden and boasts spectacular views. Walk to lunch at one of Golden's famous restaurants. Full service office (fax, copier, & Kitchen) Lots of room for parking. T1 Line available for \$35/month.

Suite 108 has a waiting room right in front of the door. Perfect for any type of business needing a smaller space but still in need of a waiting room. Suite 106 Has an additional 10 X 8 attached storage room included in the price and Suite 101 Has it's own private entrance from the first floor. All three suites are on the first floor and handicap accessible.

Suite #	Dimensions	Usable Sq. Ft.	Rentable Sq. Ft.	Gross Monthly Lease Rate
101	15' X 16'	240.00	283.20	\$375.00
106	13' X 16'	208.00	245.44	\$310.00
108	9' X 16'	144.00	169.92	\$275.00

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The information herein is deemed reliable. Renter is responsible for verifying all information.