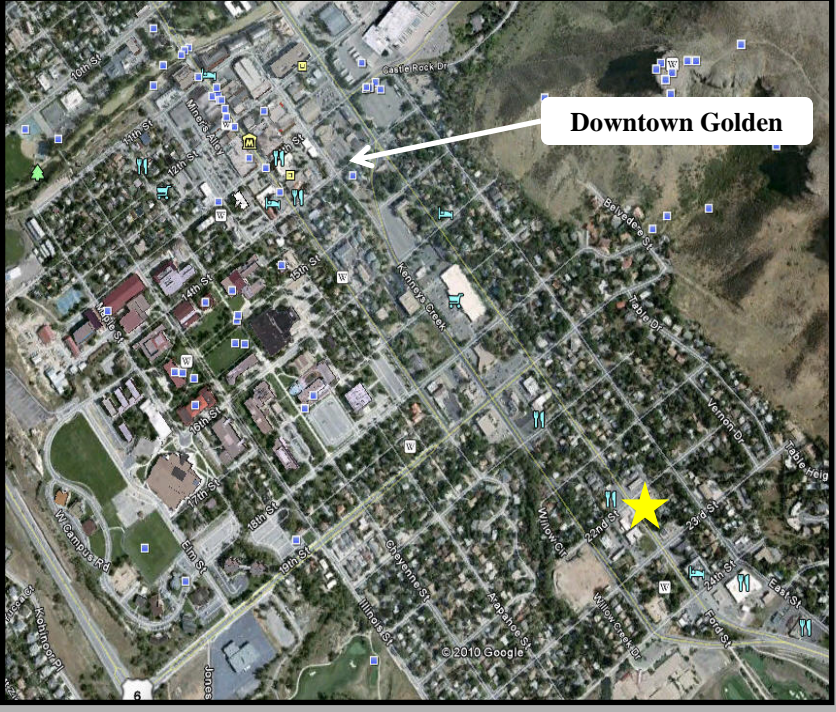




OFFICE SPACE FOR LEASE
2215 Ford St. Golden, CO 80401



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- Stand Alone Building with approximately 1,858 Square Feet
- \$16.50 Modified Gross-Tenant Pays Gas/Electric/Internet/Phone/Janitorial
- Site is .241 Acres And Has 6 Off Street Parking Spaces
- High Exposure Site on Ford St. Heading Into Golden – Signage Allowed
- High Traffic Street Approximately 8,600 Cars Daily
- Current Use Is A Lawyers Office - Quick Possession
- 5 Offices: (13X10), (15X9), (19X9), (13X13), (13X13)
- Reception (14X12), Computer/Filing Room (19X11), Kitchen (13X13)
- Complete Remodel, Hardwood Floors on Main Floor, Ceiling Light/Fan
- 5 Minute Walk To Downtown Golden For Lunch
- Quick Access to 6th Ave, C-470, I-70, Hwy 93, CO-58

Fran Schneider or
Sally Ann Roper
 RE/MAX Affiliates
 Commercial Division
 1019 8th St. Golden, CO 80401
 Office: 303-277-1322
 Cell: 720-530-5661
 E-Mail: SallyAnnRoper@aol.com

The information in this brochure is deemed reliable but not guaranteed. Tenant is responsible for verifying all information.