

Office/Warehouse For Lease

801 Brickyard Cir. Unit A Golden, CO 80403



- One half of NEW building
- high volume ceilings
- Quality office Space
- Easy access to Hwy 93, C-470, I-70 and 6th Ave
- Upstairs Office space is open but can be demised to 4 offices
- Downstairs Office space is set up for a large office
- Large Warehouse with drive in door

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Price:	\$7.50 NNN Sq. Ft. Per Year
Estimated CAM Charges:	\$2.30 Sq. Ft. Per Year
Total Sq. Ft.	3,768 Sq. Ft.
Office Sq. Ft.	1,544 Sq. Ft.
Warehouse Sq. Ft.	2,224 Sq. Ft.
Ceiling Height	17 ½ Sq. Ft.
Drive In Door	10 Ft. X 12 Ft.
Sprinklers:	Yes
Separately Metered:	Yes