

OFFICE/INDUSTRIAL/FLEX SPACE FOR LEASE

Triad West Business Center 16050, 16080 & 16100 TABLE MOUNTAIN PKWY., GOLDEN, CO 80403



Building Information

>	Project Size:	149,000 SF
>	Available Space:	BUILDINGSUITESIZELOADINGOFFICE160501008,400 SFOne (1) Dock Door70%
>	Lease Rate:	\$11.50/SF NNN
>	2018 Expenses:	\$4.58/SF
>	No. of Buildings:	Three (3)
>	Column Spacing:	40' x 40'
>	Sprinklered:	Yes
>	Year Built:	1997
>	Parking:	2.2:1,000
>	Construction:	Insulated Precast Concrete Panels
>	Truck Court:	120' Depth, All Concrete
>	Power:	Varies Per Space
>	Clear Height:	18' – 22'
>	City/County:	Golden/Jefferson
>	Zoning:	PUD Office/Warehouse/Manufacturing

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Highlights

Class "A" finish in this flexible office/industrial building offers 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.

Accelerating success.

Triad West Business Center 16050 Table Mountain Pkwy Unit 100 Golden, CO 80403

Contact Us

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