

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:	<u>BUILDING</u>	<u>SUITE</u>	<u>SIZE</u>	<u>LOADING</u>	<u>OFFICE</u>
	16050	100	8,400 SF	One (1) Dock Door	70%
› 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				

## 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.

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Accelerating success.

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