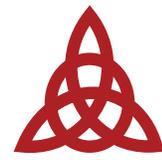


FOR SUBLEASE | RETAIL/OFFICE

# DOWNTOWN GOLDEN OFFICE/RETAIL

1299 WASHINGTON AVE, SUITE 120  
GOLDEN, CO 80401



**STRATERA**  
COMMERCIAL

STRATERACOMMERCIAL.COM



**\$40/SF NNN**

## PROPERTY OVERVIEW

Rare office/retail lease/sublet opportunity in Downtown Golden on Washington Ave. Great foot traffic with available parking in parking garage across the alley. This is a turnkey space is currently occupied by CENTURY 21 Golden West Realty. The space consists of 1,981 RSF including one large private office and 4 smaller offices, a conference room, an open area, reception and a kitchenette.

## CONTACTS

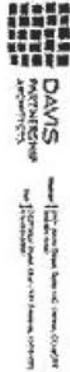
Tom Panton  
303.589.3008  
tpanton@straterapartners.com

**CENTENNIAL | CO | 80112 | INFO@STRATERAPARTNERS.COM | 720.593.9810**

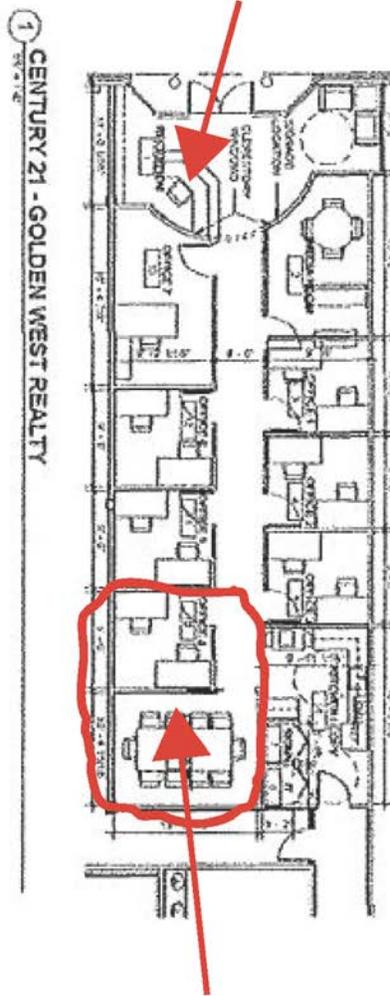
The information contained herein is believed to be reliable, however, no warranty is made regarding its accuracy. Stratera Commercial is associated with Stratera Partners LLC

# DOWNTOWN GOLDEN OFFICE/RETAIL

## FLOORPLAN (from original lease)



The reception area has been slightly modified from this floor plan.



This section has been opened up into an open workspace area.

### CONTACTS

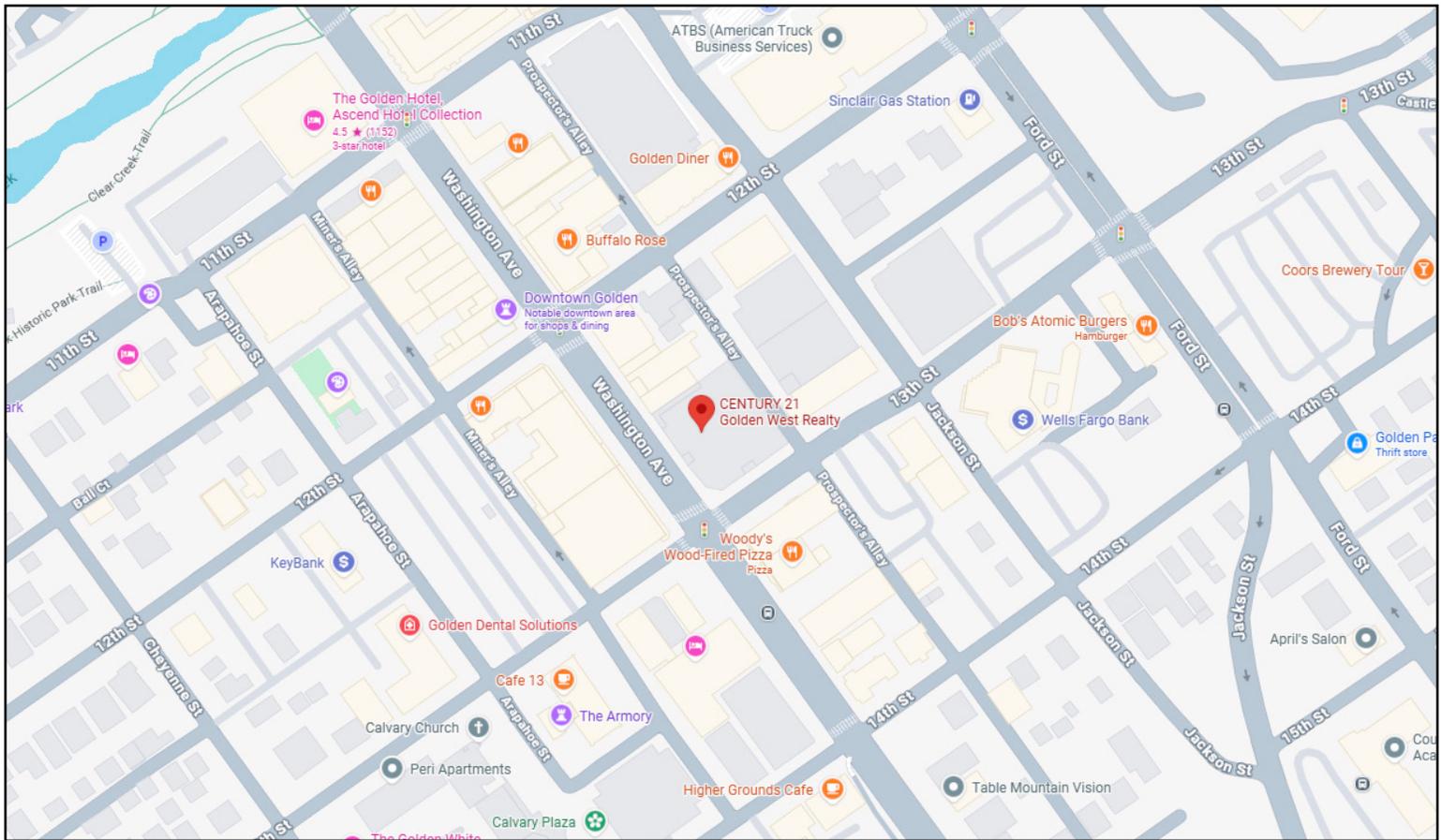
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# DOWNTOWN GOLDEN OFFICE/RETAIL

## PROPERTY HIGHLIGHTS

Available SF:	1,981 SF
Sublet Term:	Lease expires on Oct. 31, 2029 (a longer term can be negotiated)
Lease Rate (NNN):	\$40.00/SF with 3% annual rate increases
NNN Expenses:	TBD
Parking:	Parking is available in parking garage behind the building at additional cost
Year Built:	2007
Garage/Dock Doors:	N/A
Signage:	Building mounted sign; Windows signage

## LOCATION



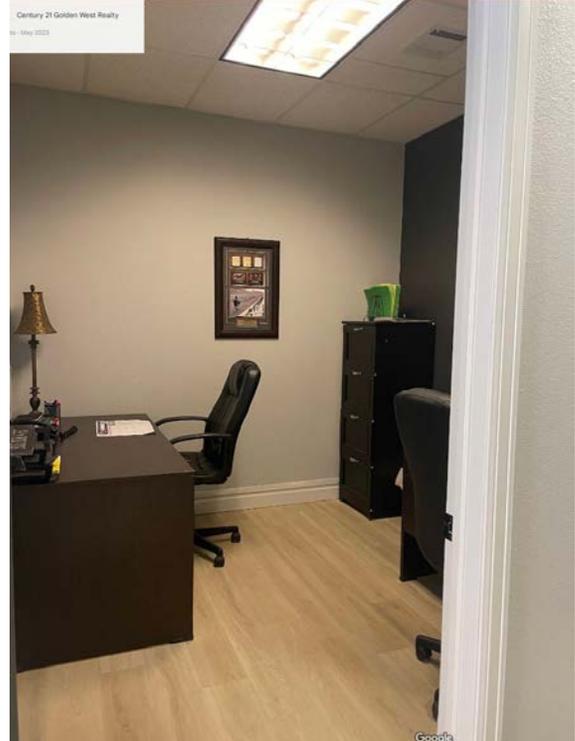
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## PHOTOS



## CONTACTS

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