

FOR LEASE

FOOTHILLS OFFICE BUILDING
770-780 Simms Street, Golden, CO 80401

**TURN-KEY
MEDICAL SPACE**

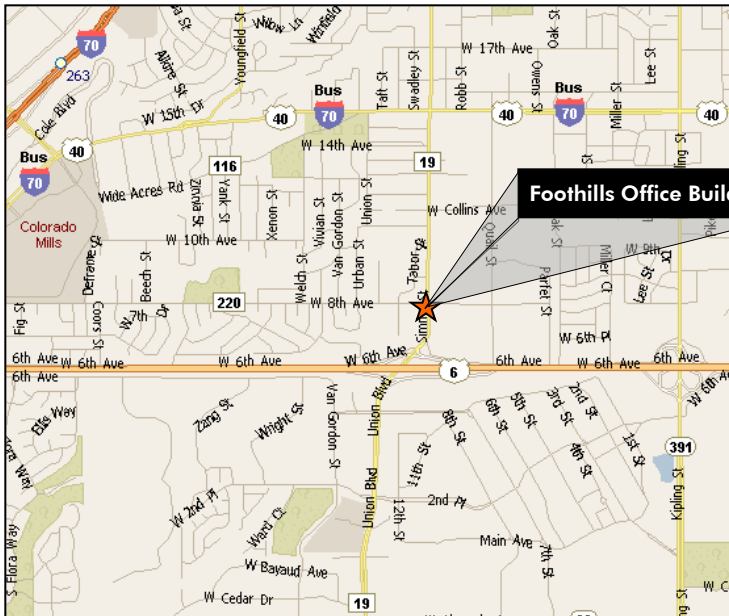


SPACE FEATURES:

- TURN-KEY MEDICAL SPACE
- BUILDING SIGNAGE
- IMMEDIATE PROXIMITY TO NEW ST. JOSEPHS HOSPITAL
- LARGE, FREE BUILDING EXECUTIVE BOARD ROOM USE

- EXCELLENT REGIONAL & LOCAL ACCESSIBILITY
- ON-SITE OWNERSHIP & MANAGEMENT
- AMPLE PARKING

- PICNIC AREA
- NEARBY RESTAURANTS & HOTELS
- AFFORDABLE LEASE RATES



Available SF: 8,447 RSF
(Divisible to 940 SF/1,425 SF / 2,698 SF & 2,772 SF)

Lease Rate: \$16.00/ Full Service Gross

Parking Ratio: 5 Spaces/1,000 SF

T.I.s: Negotiable/As Needed

Term: 3-5 Years

Available: March 1, 2012



For Information Contact:

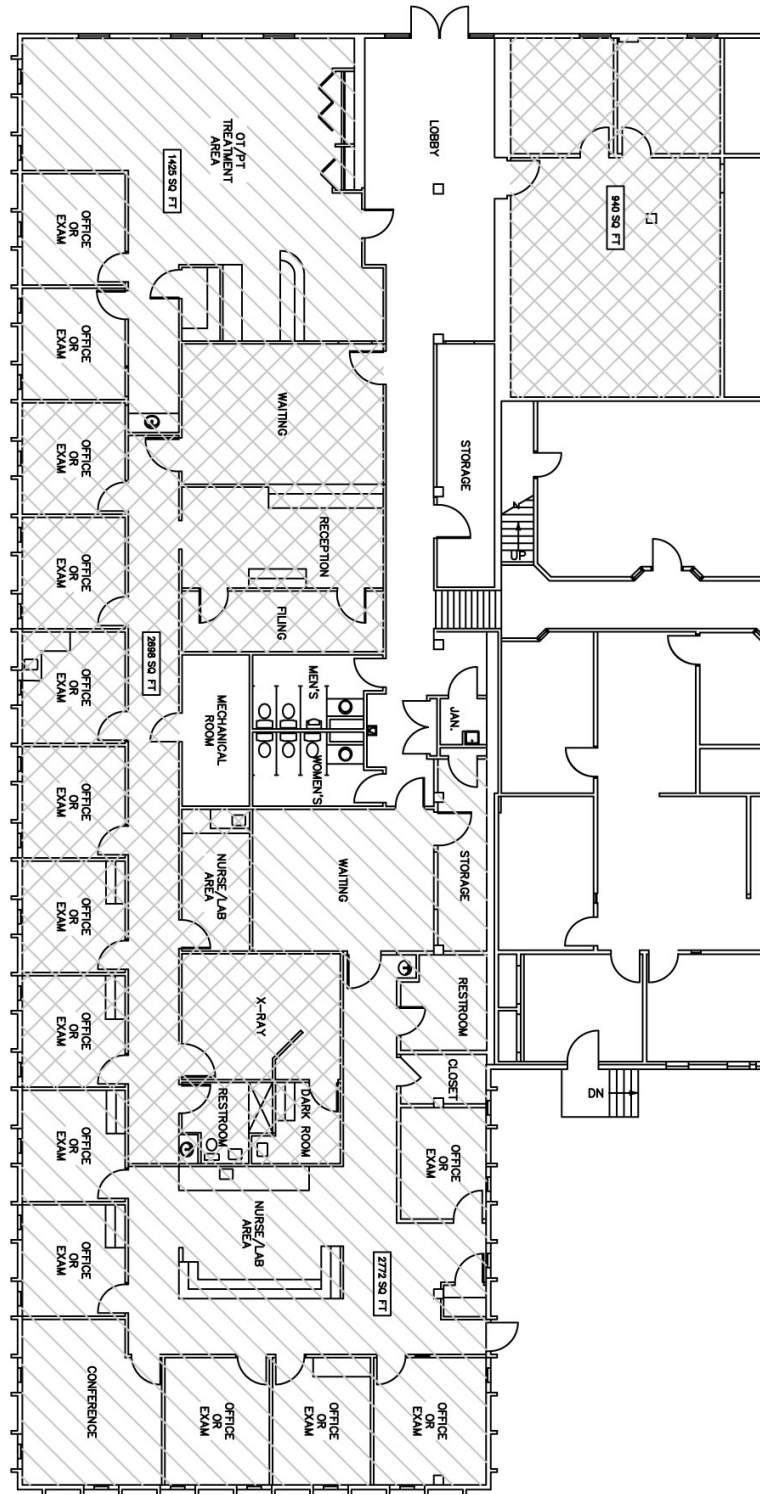
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FLOOR PLAN



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