



LOCAL EXPERTS.
INDUSTRIAL STRENGTH.

FOR SALE / LEASE
Coors Technology Center
4670 Table Mountain Drive
Golden, CO 80403



Office / Medical Building

Lease Rate: \$14/SF

Sale: Possible

CERTIFIED MEDICAL CLEAN ROOM

PROPERTY FEATURES:

Building Size: 10,681 SF
(Divisible to 5,340 SF)

Site Size: 1.43 Acres

Parking: 3.65/1000 (39 spaces)

Year Built: 2007

Loading: 1 Drive-in Door

Taxes (2018): \$47,034.12

Lease Rate: \$14/SF

Expenses: \$4.65 NNN



- High-End Finishes with FDA Certified Clean Room
- Fully sprinklered building with monitored fire safety and alarm systems
- Sophisticated Four zone HVAC System
- Warehouse component with drive-in door capability
- Easy access to I-70
- Minutes from Downtown Golden

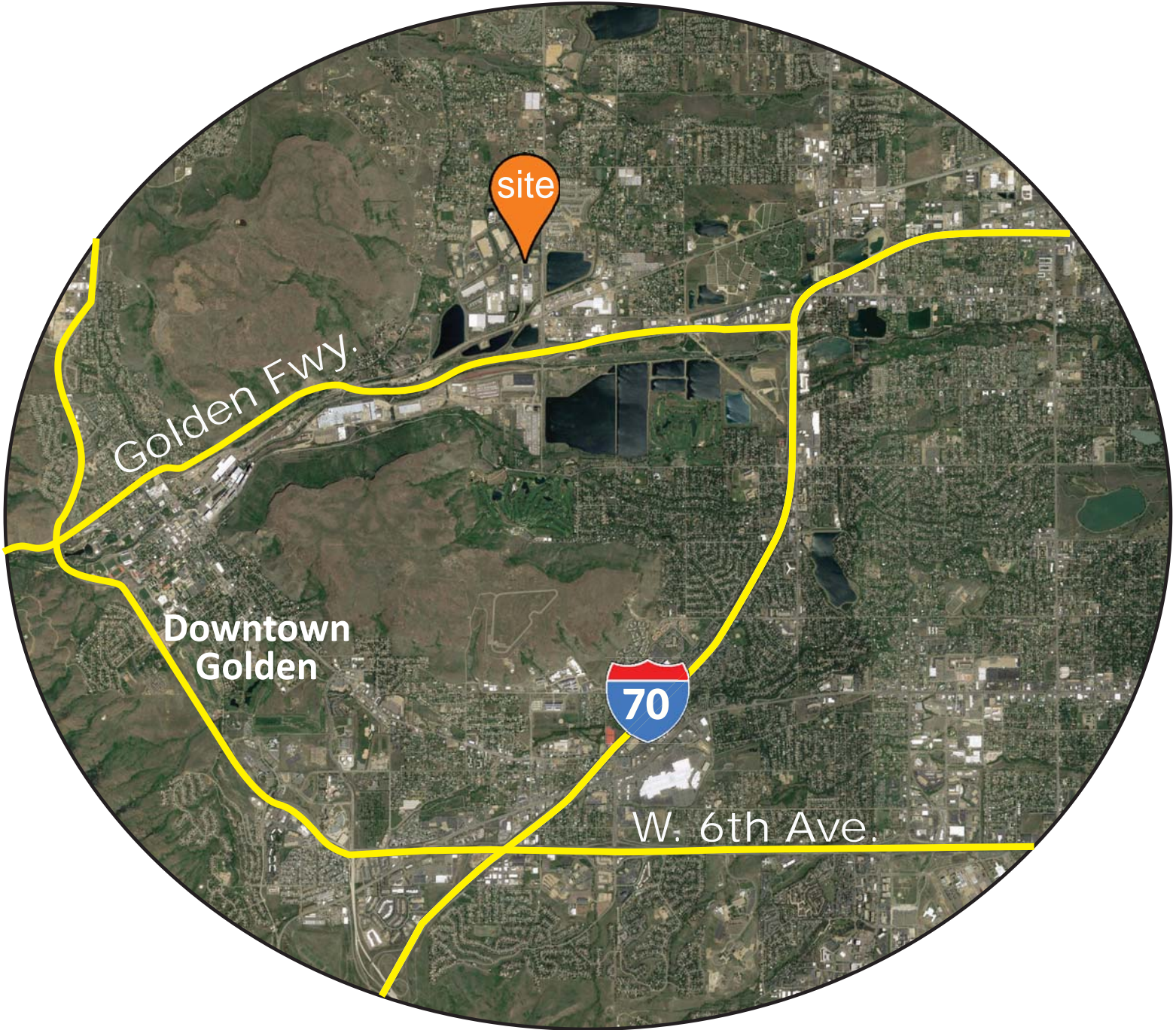


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