

**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:

BUILDING	SUITE	SIZE	LOADING	OFFICE
16080	500	10,519 SF	1 DH 1 DI (10' x' 14')	60%
- > 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: 2.2:1000
- > 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.

T.J. SMITH, SIOR
303 283 4576
tj.smith@colliers.com

DAVID HAZLETT
303 283 4573
david.hazlett@colliers.com

Accelerating success.

Triad West Business Center
 16080 Table Mountain Pkwy.
 Unit 500
 Golden, CO 80403

Contact Us

4643 South Ulster Street
 Suite 1000
 Denver, CO 80237
 MAIN +1 303 745 5800
 FAX +1 303 745 5888

www.colliers.com/denver

