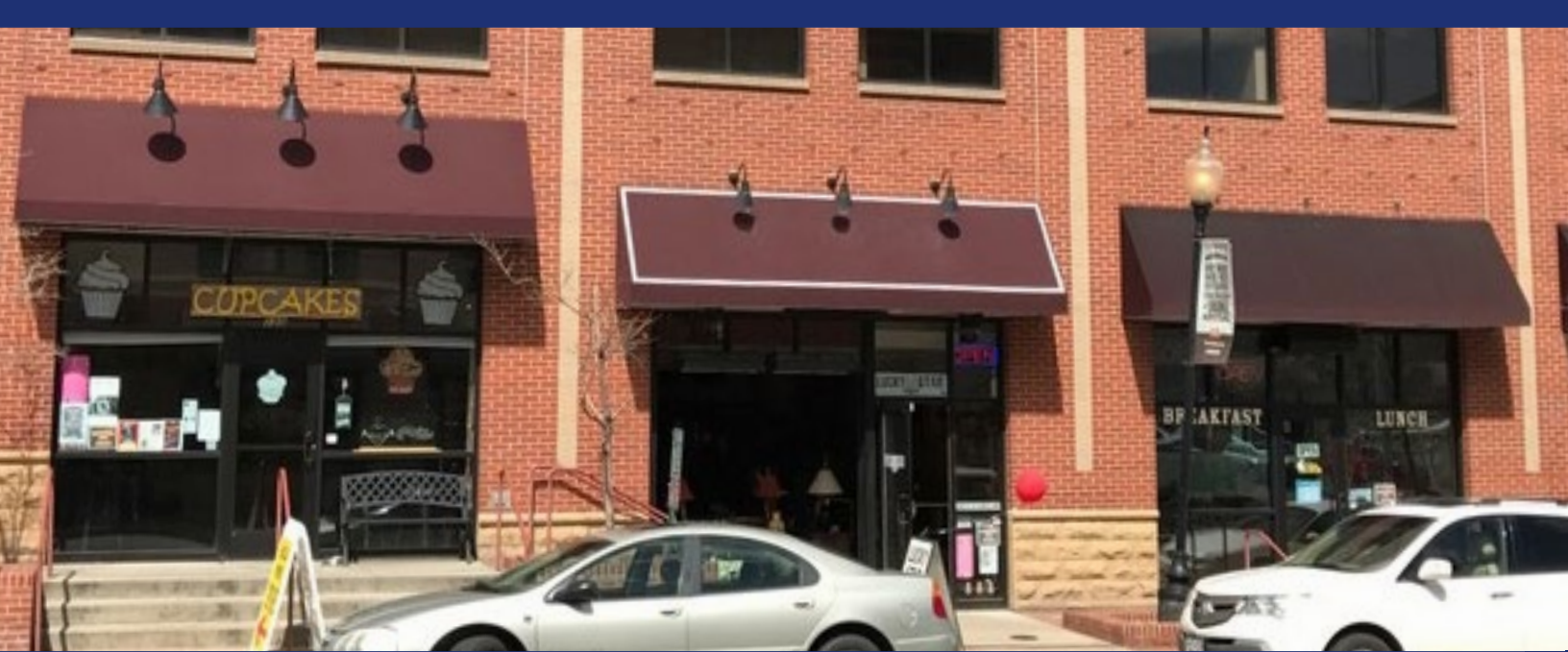




700 12TH STREET
Golden, Colorado 80401



PROPERTY FEATURES

- Heart of Downtown Golden, One Block from Washington Street
- Located in Golden Urban Renewal Authority District
- Highly Walkable
- Awning and Blade Signage Available
- Join Golden Diner, Gold Mine Cupcakes, Golden Rock Shop

PROPERTY SPECIFICATIONS

Available:	Suite 140: 1,200 SF has glass overhead door Suite 150: 1,903 SF Excellent glass line Signage on Prospector's Alley Suites are contiguous
Lease Rate:	\$27.00/SF NNN
Parking:	Adjacent to 2 Free Public Covered Garages
Frontage:	200 Feet on 12th Street
Term:	3 Years+
Building Size:	15,923 SF

FOR MORE INFORMATION CONTACT:

RENÉE SPICER

rspicer@gcgcre.com | 720.476.5226

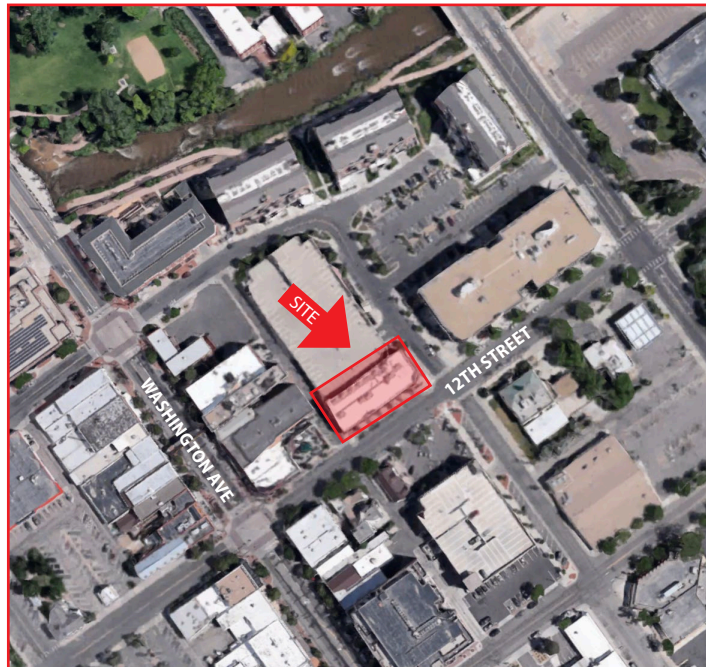
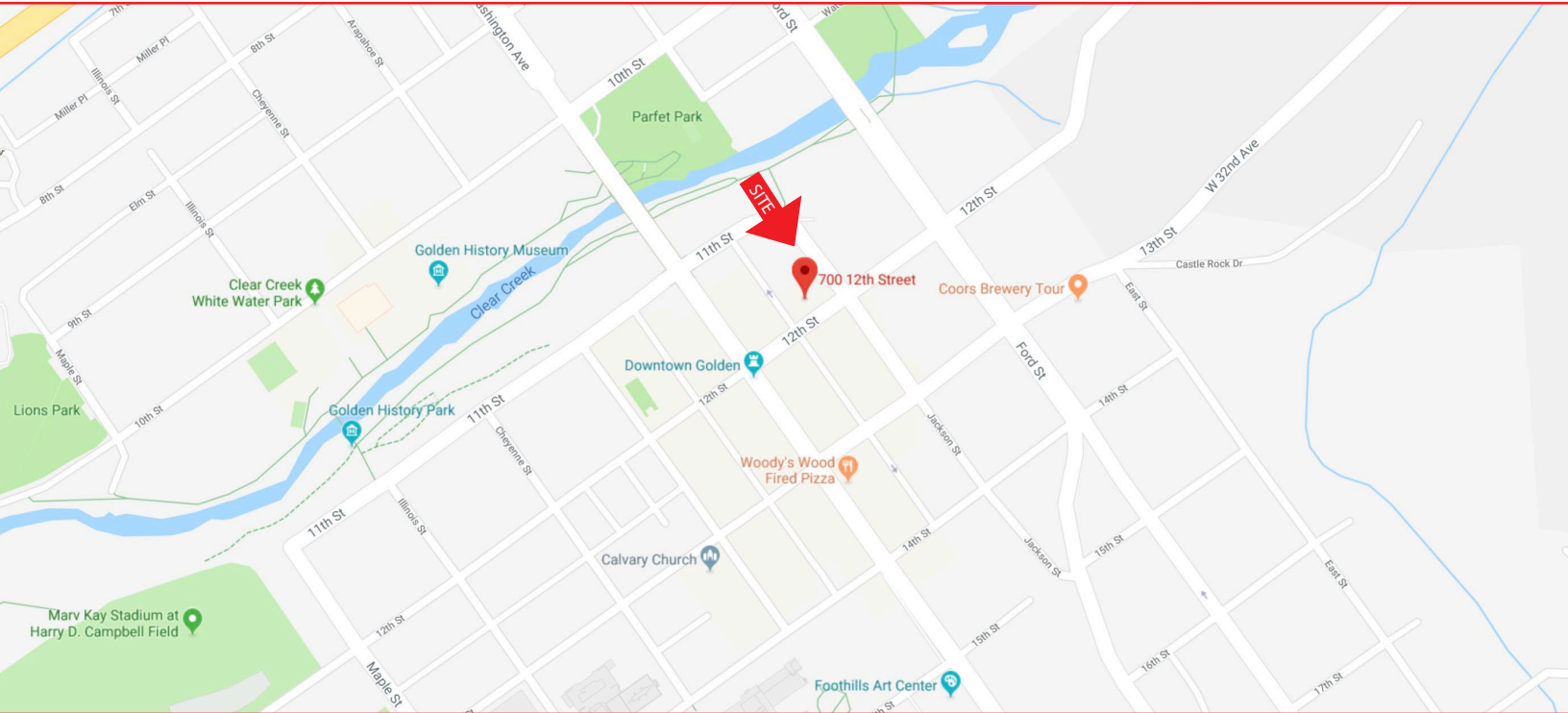
JAMIE MACBETH

jmacbeth@gcgcre.com | 720.476.5229



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COMMERCIAL
GROUP, LLC

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JAMIE MACBETH

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GENESEE COMMERCIAL GROUP, LLC | 710 KIPLING STREET, SUITE 403 | LAKEWOOD, COLORADO 80215 | WWW.GCGCRE.COM

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