



# AVAILABLE FOR SALE OR LEASE

## Golden Medical Office Building



Location: 755 Heritage Rd  
Golden, CO 80401

Building Size: 4,440 Sq Ft

Available: 4,440 Sq Ft

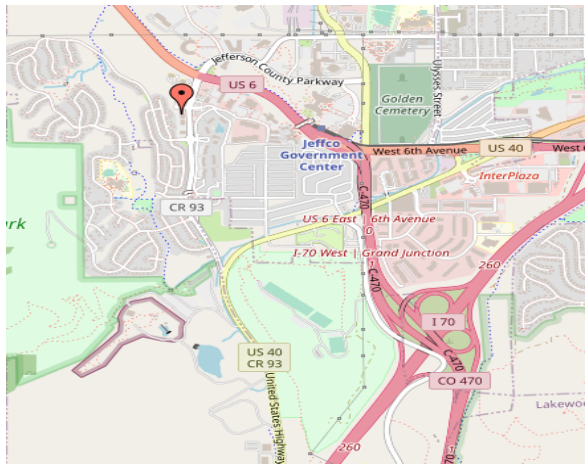
RE Taxes: \$21,849.06 Annual

HOA: \$1,390.70 Month

Lease Rate: \$25.00 psf NNN

Sales Price: \$1,795,000

## Heritage Plaza



Location! Location! Rare Medical Office Building In Golden\* Exceptional Floorplan & Design \*

\* Great Location Near 6th Ave & C470 \* Nestled Against the Foothills \*

Next to Jefferson Government Building \*

Excellent Visibility \* 13 Treatment Rooms \* Available in December 2021 \*

Call Billy Halax for further information on this Turn-Key Medical Facility

Contact Billy Halax 303.550.1211  
halax@303realestate.com

