

# Triad West Business Center

16050, 16080 & 16100 Table Mountain Pkwy. | Golden, CO 80403



## BUILDING INFORMATION

Project Size:	149,000 SF	Year Built:	1997
Available Space:	Please See Reverse	Parking:	2.2:1,000 SF
Office Size:	Varies Per Unit	Construction:	Insulated Precast Concrete Panels
Lease Rate:	\$10.75-\$11.00/SF NNN	Truck Court:	120' Depth, All Concrete
2020 Expenses:	\$4.90/SF	Power:	Varies by Suite
No. of Buildings:	Three (3)	Clear Height:	18' - 22'
Column Spacing:	40' x 40'	City/County:	Golden/Jefferson
Loading:	Varies Per Unit	Zoning:	PUD Office/Warehouse/Manufacturing
Sprinklered:	Yes		

## HIGHLIGHTS

Class "A" finish in this flexible office/industrial building offers a 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.

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**CURRENT AVAILABILITY**

**Office / Warehouse**

BUILDING	SUITE	SIZE	LOADING	OFFICE
16050	100	8,400 SF	One (1) Dock Door	70%
16050	400	14,443 SF	One (1) Dock Door	Approximately 40%
16050	500	9,600 SF	One (1) Dock Door	30%
16080	400	11,820 SF	Two (2) Dock Doors	1,600 SF per Permitted Plan

