

# 1440

BRICKYARD ROAD, UNIT 4 | GOLDEN, CO 80403



## FLEX SPACE FOR SUBLEASE

3,900 SF Plug & Play | Furniture Available | Available 9/1/22

Sublease Rate: \$15.00/SF NNN | Operating Expenses: \$6.38/SF  
Sublease Term Through June 30, 2025

### LOCATION HIGHLIGHTS

- Excellent access to trails:
  - 1/4 mile to North Table Mountain Open Space
  - 1/2 Mile to White Ranch Open Space
  - 1/2 Mile to Mt Galbraith Open Space
- Holidaily Brewery, Trailhead Crossfit and The Spot Climbing Gym within 1 block
- Bike path access to Starbucks and numerous restaurants less than 1 mile away

|                              |            |
|------------------------------|------------|
| DOWNTOWN GOLDEN              | 5 Minutes  |
| DOWNTOWN DENVER              | 25 Minutes |
| DOWNTOWN BOULDER             | 25 Minutes |
| DENVER INTERNATIONAL AIRPORT | 40 Minutes |
| LOVELAND SKI AREA            | 40 Minutes |



Offered Exclusively By:

**CHRIS BALL**  
Broker/Owner  
303.332.6954  
chris@ballprop.com

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## BRICKYARD ROAD, UNIT 4



### PROPERTY FEATURES

- 100% HVAC
- 50% office/50% warehouse or 100% office use
- Two 12' x 12' drive-in glass garage doors
- Two 200 amp, 480 volt, 3 phase services





FLOORPLAN



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## CONTACT



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