

W O R K W E L L.®

INDUSTRIAL SPACE  
FOR LEASE

# West Park Business Center

15000 W. 6TH AVENUE, UNIT 104, GOLDEN, CO 80401



COMCAST

HIGH-SPEED

AVAILABLE

## Building Information

|                 |                                     |
|-----------------|-------------------------------------|
| › Available:    | Immediately                         |
| › Size:         | 2,859 SF                            |
| › Office:       | 1,749 SF                            |
| › Warehouse:    | 1,110 SF                            |
| › Base Rent:    | \$16.00/SF NNN                      |
| › 2026 Op. Ex.: | \$7.32/SF                           |
| › Monthly Rent: | \$5,556.00                          |
| › Loading:      | One (1) - 8' x 10' Drive-In         |
| › Parking:      | 2.68:1000                           |
| › Power:        | 200 Amp/3-Phase                     |
| › Zoning:       | PUD/Unincorporated Jefferson County |
| › Clear Height: | 14'                                 |

“ West Park Business Center is conveniently located at the southwest corner of West 6th Avenue and Indiana Street, the flexible building design allows for any combination of office, showroom and distribution uses. Only 15 minutes to Downtown Denver. ”



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Accelerating success.

West Park Business Center  
15000 W. 6th Ave.,  
Unit 104  
Golden, CO 80401

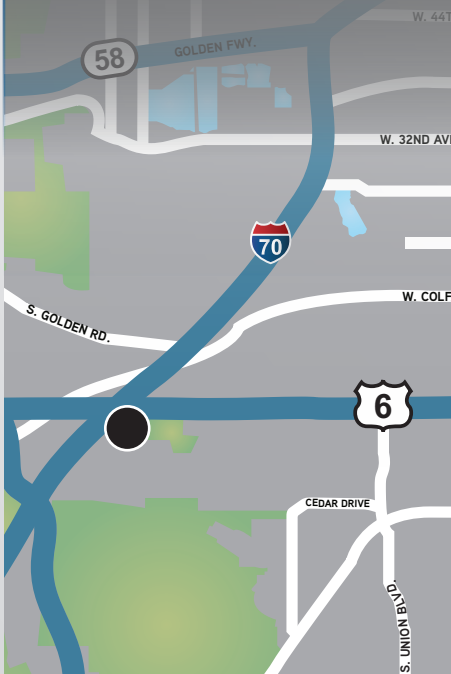
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## Unit 104 > 2,859 SF

