

FOR LEASE

2450 EAST STREET, GOLDEN, CO



2,600 SF Office or Retail Space

This freestanding building with parking is ideal for retail or office use, in the historic district of East Street, Golden. Close proximity to Natural Grocers, Golden high school, CO School of Mines, and downtown Golden. An open concept space with industrial cement flooring and beautiful crafted wood truss ceiling and vintage holophane lighting. A full modern kitchen with stainless steel appliances, granite counters, and farm sink line one side of the space, while expansive floor to ceiling windows span East. Recently renovated by local engineer and contractor with impeccable craftsmanship.



Property Features:

Leaseable area: 2,600 SF

Building type: Office or retail

Building size: 2,600 SF | **Total land area:** 16,597 SF

Zoning: NC

Parking: 9 surface parking spaces

Year built: 1964

Number of floors: 1 | **Construct on:** Masonry

Rental Rate: \$21.00 SF/YR NNN (est. \$10.00 SF)

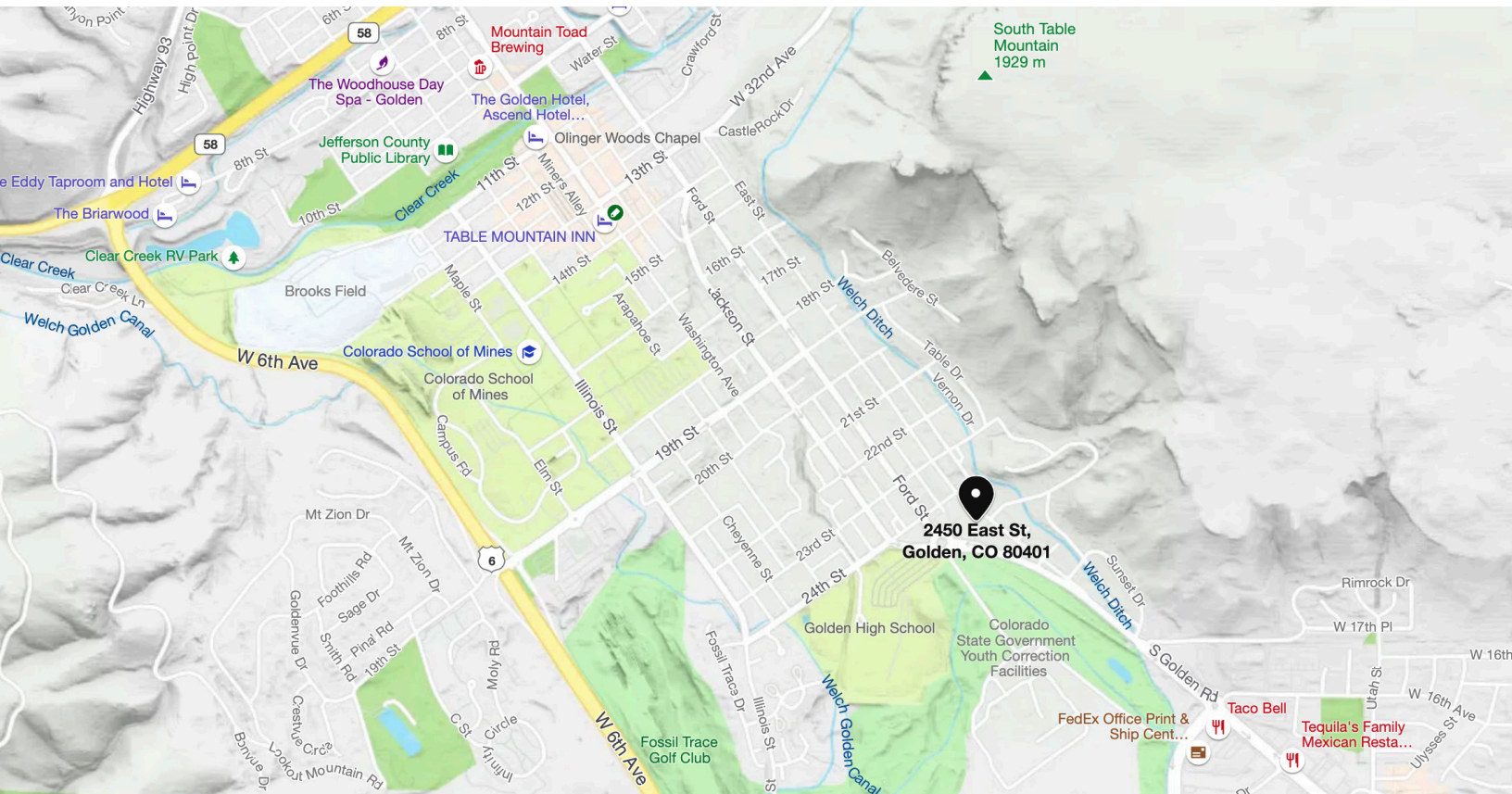
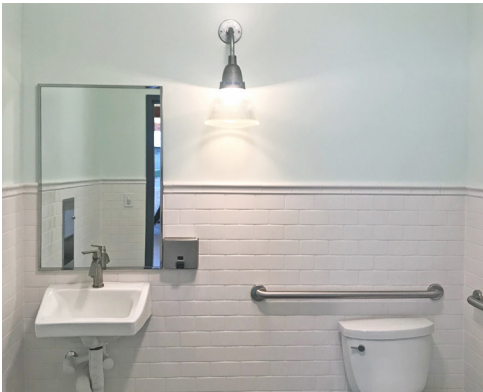
Term: Negotiable

1 mile to downtown Golden

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