



Cole Center at Denver West

Leasing Information

Address: 1687 – 1707 Cole Boulevard
Golden, Colorado 80401

Building Size: 155,518 RSF

Number of Floors: 4

Floorplate size: Approximately 14,021 Rentable Square Feet

Year Built: 1981

Available Square Feet:

Suite	Size	Comments
Suite 100	6,323 RSF	Lobby ID, reception, kitchen and perimeter offices
Suite 200	14,017 RSF	Full floor – will build to suit

Lease Rate: \$26.00-\$28.00 / RSF

Tenant Improvements: Negotiable

Operating Expenses: 2018 Base Year Estimated \$9.68

Parking: Approx. 4.0:1,000 structured and surface parking

Features:

- Monument signage available
- New lobby and common areas
- Training center
- Fully equipped fitness center with showers/lockers
- Outdoor plaza with seating areas

For additional information, please contact:

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