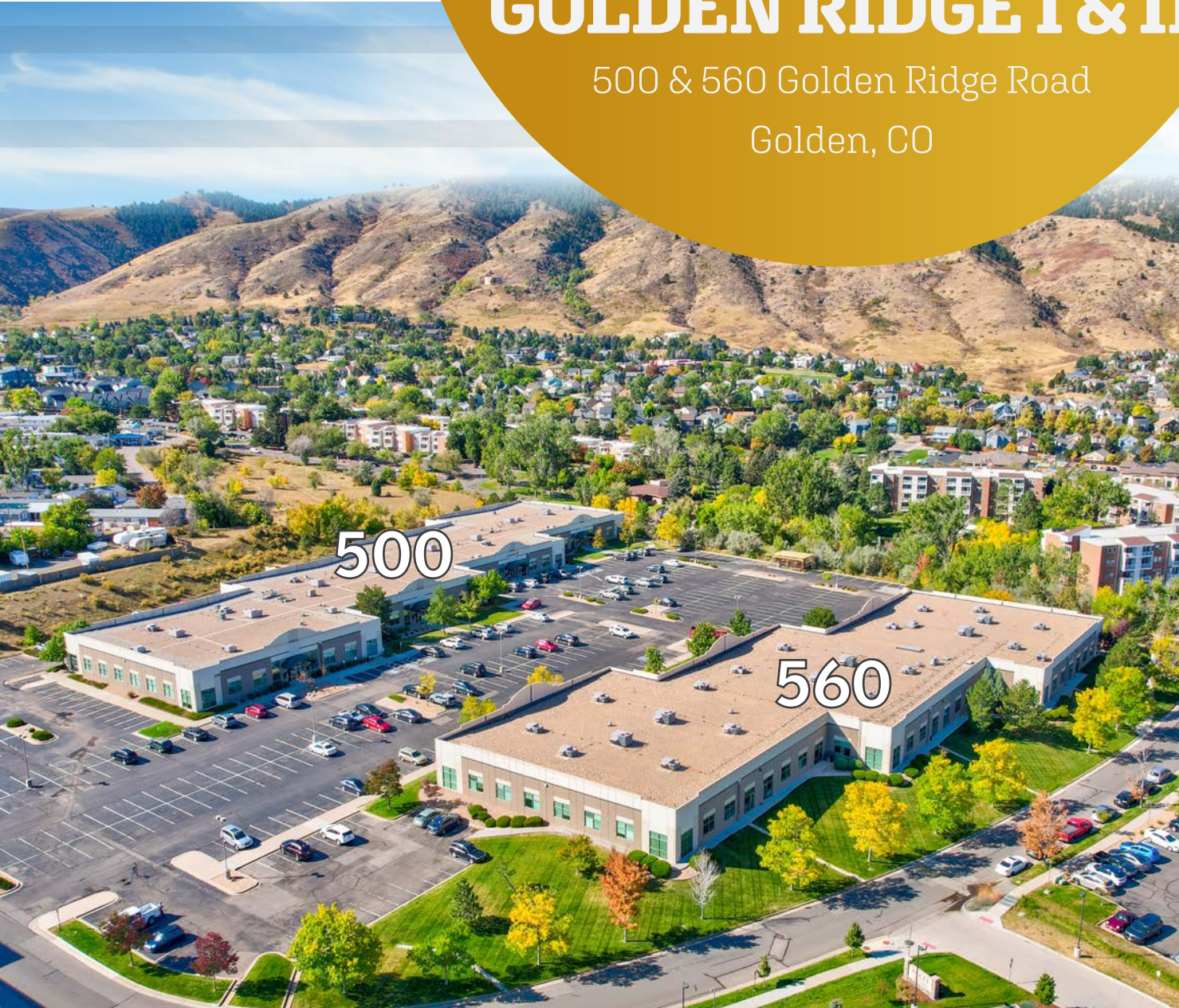


GOLDEN RIDGE I & II

500 & 560 Golden Ridge Road
Golden, CO



Leased by

CBRE

Owned by

serac
CAPITAL PARTNERS



EASY ACCESS TO W 6TH AVENUE VIA HERITAGE ROAD



GOLDEN RIDGE I

500 Golden Ridge Road

- + 57,600 SF
- + Lease Rate: Contact Broker
- + 4.46/1,000 SF
- + OpEx : \$8.44 PSF (excluding janitorial and utilities)
- + Year Built: 2000



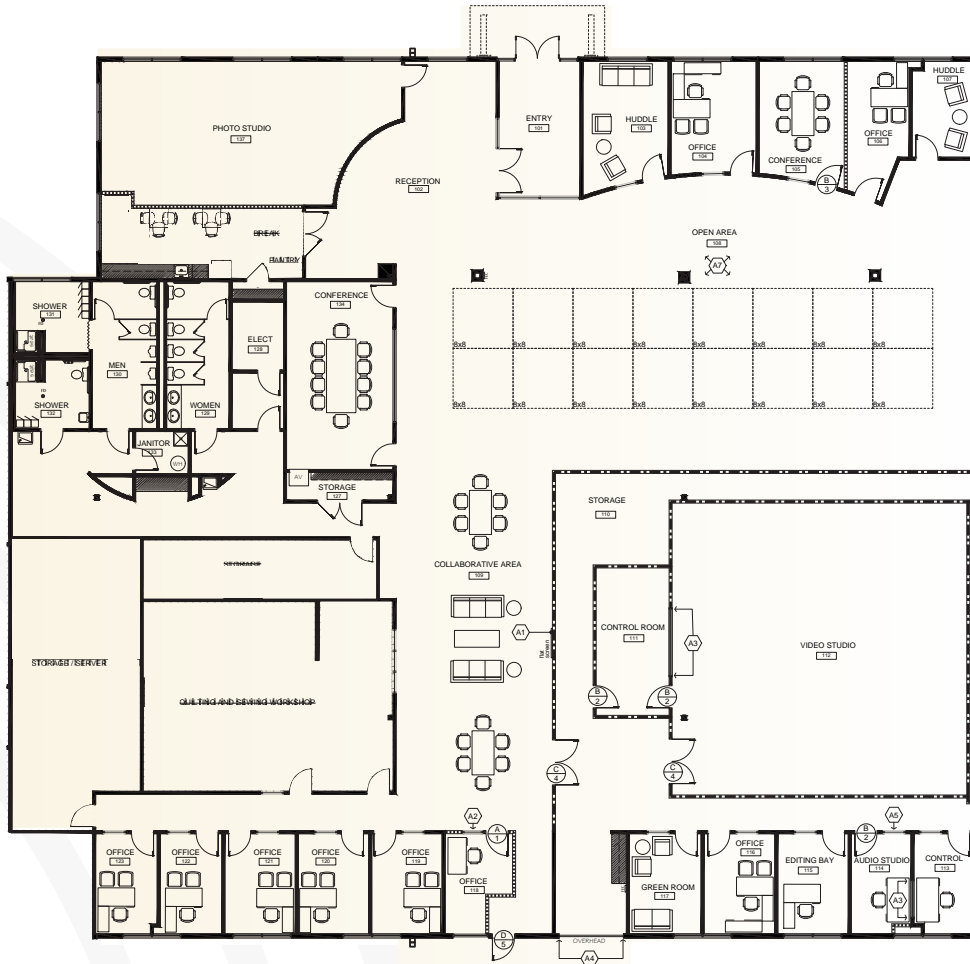
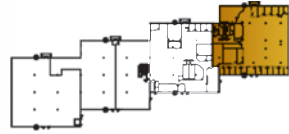
GOLDEN RIDGE II

560 Golden Ridge Road

- + 43,200 SF
- + Lease Rate : Fully Leased
- + 4.46/1,000 SF
- + OpEx: \$8.40 (excluding janitorial and utilities)
- + Year Built: 2000

500 Golden Ridge Road

SUITE 100 | 15,367 SF



- + Corner unit with abundant natural light
- + Drive-in loading to warehouse
- + 10' dropped ceilings
- + Large break room
- + Corporate office with mix of open area, offices, conference room, warehouse, and large IT room
- + Enhanced power to space
- + 24/7 HVAC control





BLAKE HOLCOMB

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BRIAN HUTT

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GOLDEN RIDGE I & II

500 & 560 Golden Ridge Road
Golden, CO

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