

COLE CENTER

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	33,246 RSF	Divisible to 10,000 SF
Suite 200	14,017 RSF	
Suite 103	8,565 RSF	

Lease Rate: \$28.00-\$30.00 / RSF

Tenant Improvements: Negotiable

Operating Expenses: 2025 Base Year Estimated \$11.91

Parking: Approx. 4.0:1,000 structured and surface parking
\$55.00/space/month for covered parking
200 spaces in the garage and 320 free surface spaces

Features:

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

For additional information, please contact:

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