

**FOR LEASE: 1,727 SF OFFICE
SUITE 220**



110 N. RUBEY DRIVE GOLDEN, CO 80403

Well Located/Easy Access



HWY 93 (>27K VPD)

- New Ownership & Professional Management.
- Conveniently located along HWY 93 and Washington Ave (>27K VPD).
- Easy access to Denver/Boulder.
- Thriving commercial subdivision including; Anytime Fitness, Cannonball Brewery, Starbucks, Subway, 7-Eleven and many

more!

RECENTLY UPDATED & MOVE-IN READY

- Many walking distance amenities.
- Excellent exposure in a high image building.
- Easy parking w/ excellent ingress/egress.
- Secure common area lobby and restrooms.
- Updated monument and interior signage plan.



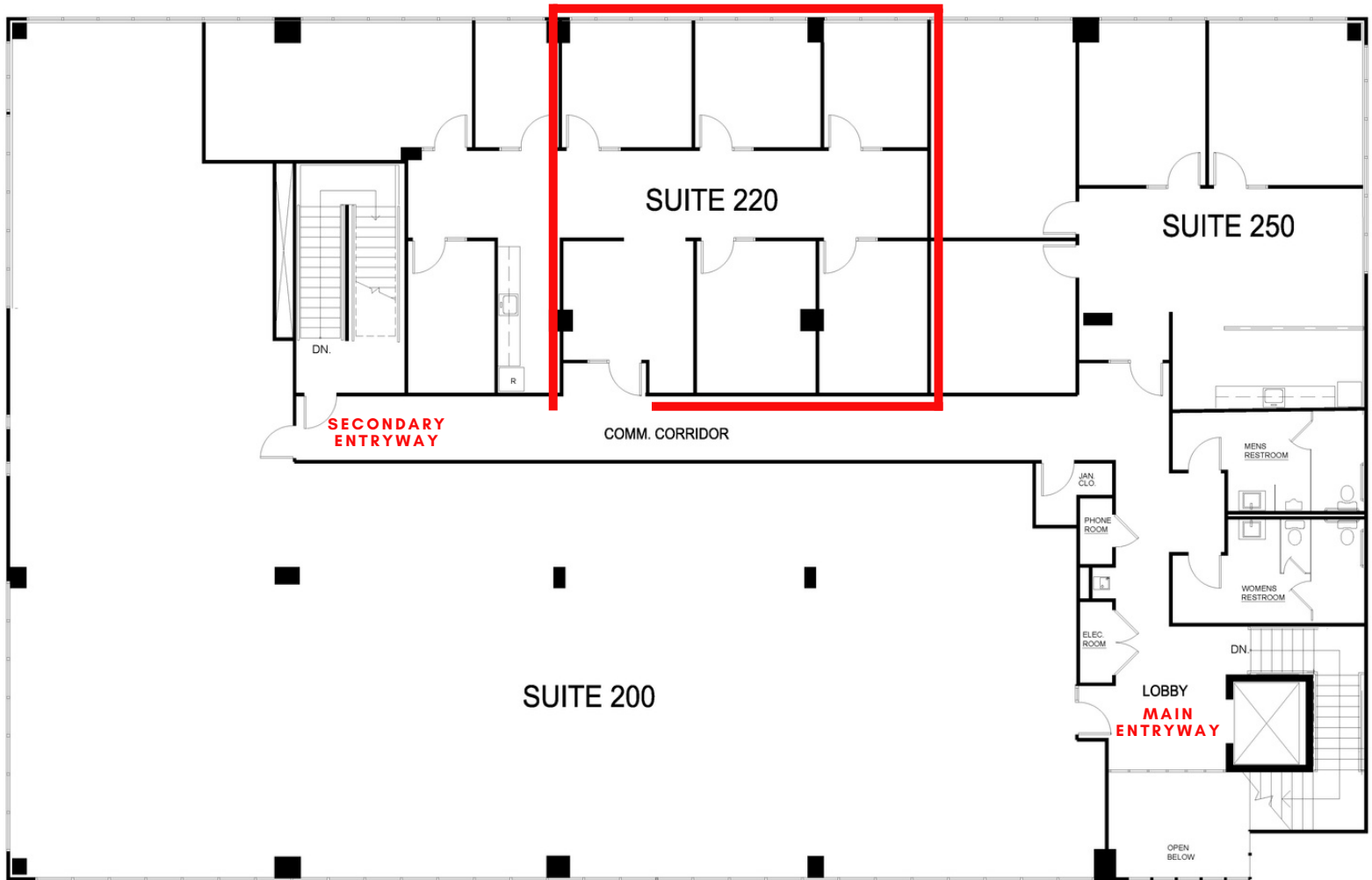
EXCELLENT LOCATION



MANY WALKING DISTANCE AMENITIES

- Starbucks
- Anytime Fitness
- 7-11
- Big Daddy Bagels/Coffee
- Subway
- Kinder Care
- Cannonball Creek Brewery
- Amir Grill
- Cast Iron Tavern
- Ali Baba Grill
- Many More!
- +Only Minutes to Downtown Golden

SPACE PLAN



- Prominent Entry and Reception
- Large Open Hallways
- 5 Private Offices
- Views
- High Image Buildout
- Updated Signage Throughout
- Common Restrooms
- Easy Parking