



FOR SUBLEASE

4,000 SF Flex Space Available for Sublease

**401 VIOLET STREET
GOLDEN, CO 80401**

BUILDING SIZE (SF)

4,000 SF

LEASE RATE

Contact Broker

TERM

Through August 31, 2027

PROPERTY SUBTYPE

Flex Space

PROPERTY HIGHLIGHTS

- 4,000 SF of total space (1,666 SF office and 2,334 SF warehouse)
- Dock-High (1) and Drive-In (1) loading
- Minimum Clear Height: 13'-10"
- 2:1,000 parking
- Can be combined with adjacent 4,000 of direct space for up to 8,000 SF of contiguous space
- Strategic location with quick access to major thoroughways including C-470, I-70, and 6th Avenue

For more information, please contact:

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Associate Director

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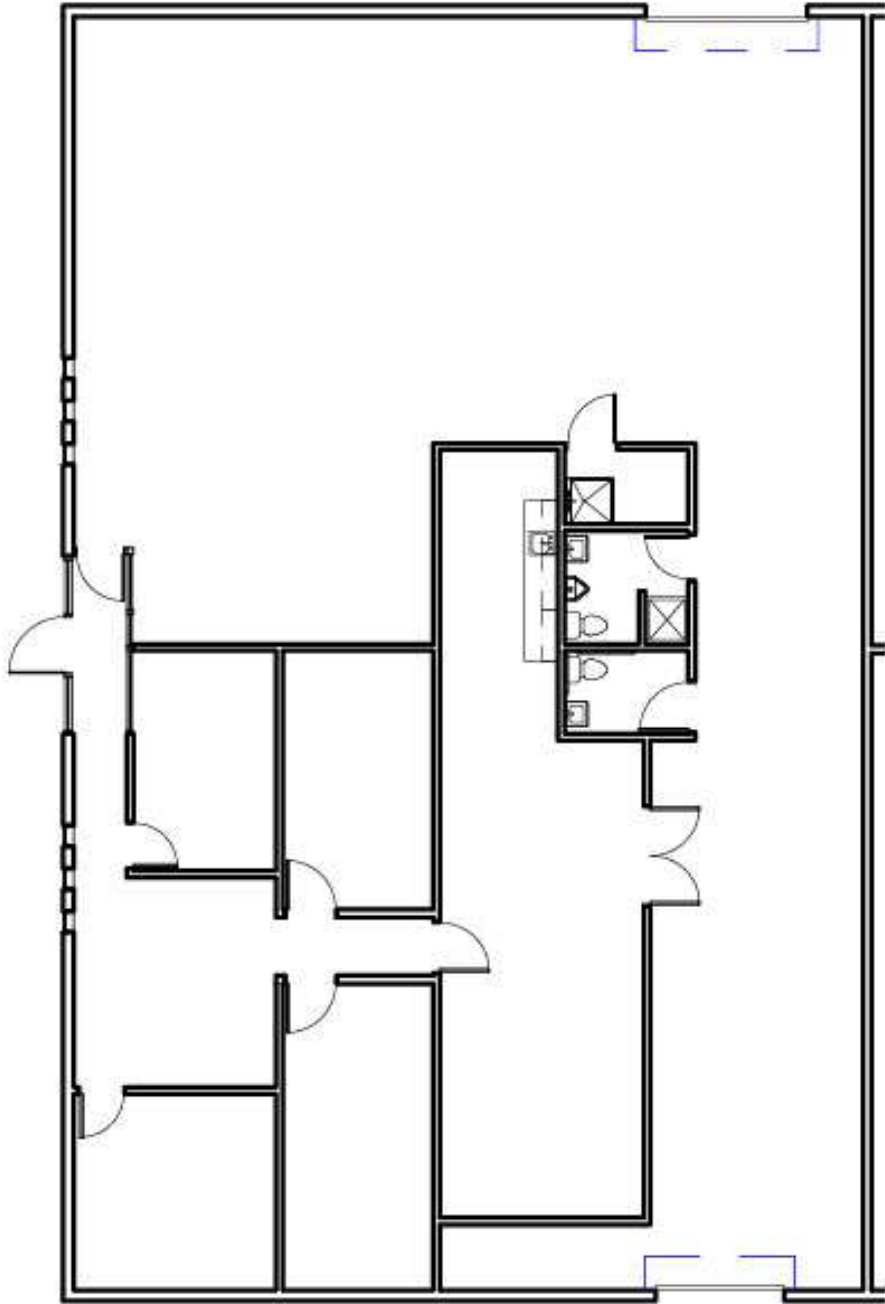


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