



1600 WASHINGTON AVENUE GOLDEN, CO 80401

FOR LEASE



ABOUT THE PROPERTY

- R-3 zoning supports select professional services.
- Ability to combine suites for 1,865 SF total.
- Located in the heart of downtown Golden.
- Offers modern high end finishes (Class A Space).
- Dedicated on site parking for patrons and staff.

LEASE RATE:
\$28/SF Modified Gross

PROPERTY FACTS

SUITE 2	914.5 SF
SUITE 3	950.5 SF
ZONING	R-3

DAVID LEUTHOLD

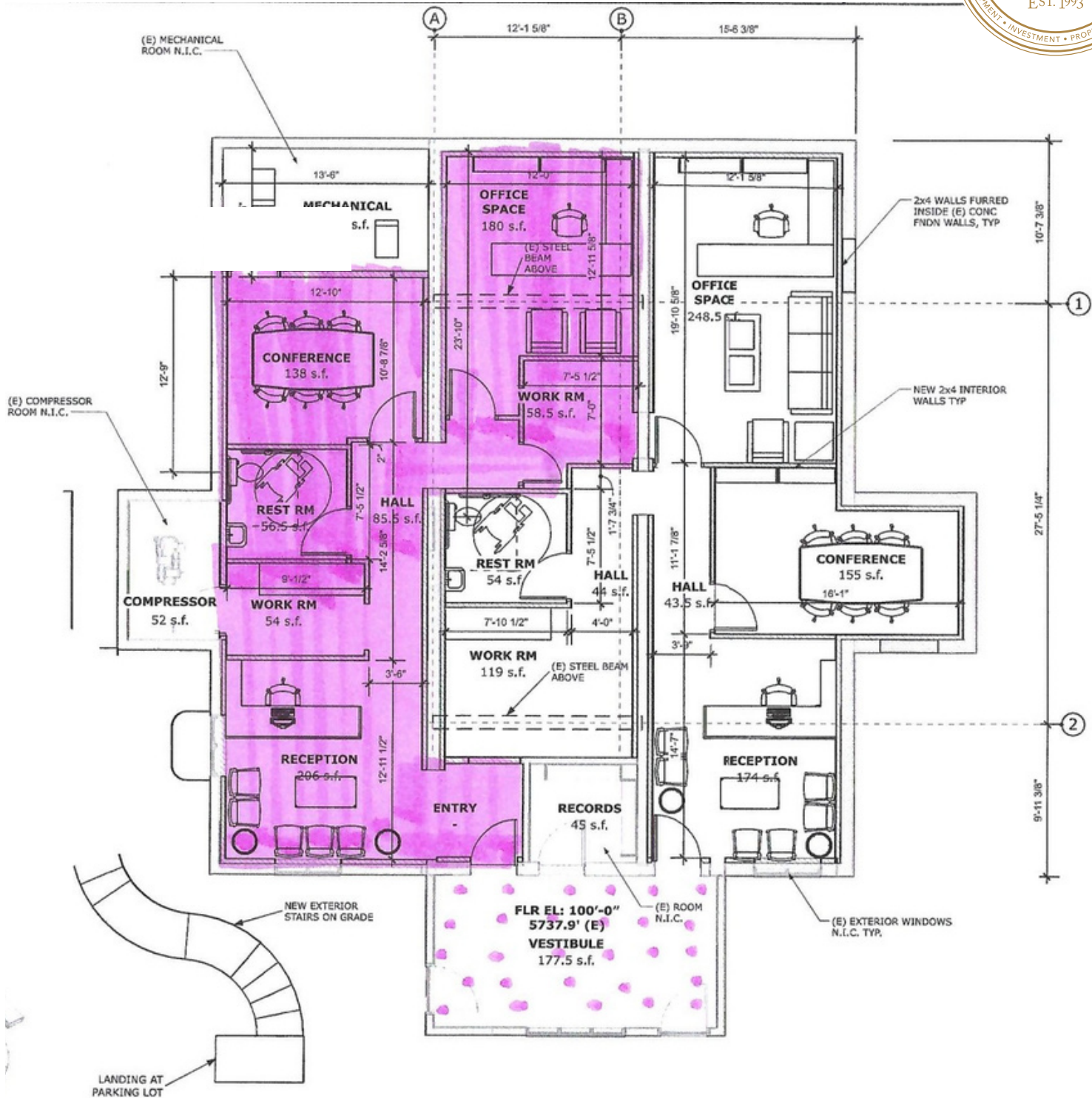
(303) 520-7729

DLeuthold@stcharlestown.com

1600 WASHINGTON AVE, SUITE 2



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6A BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



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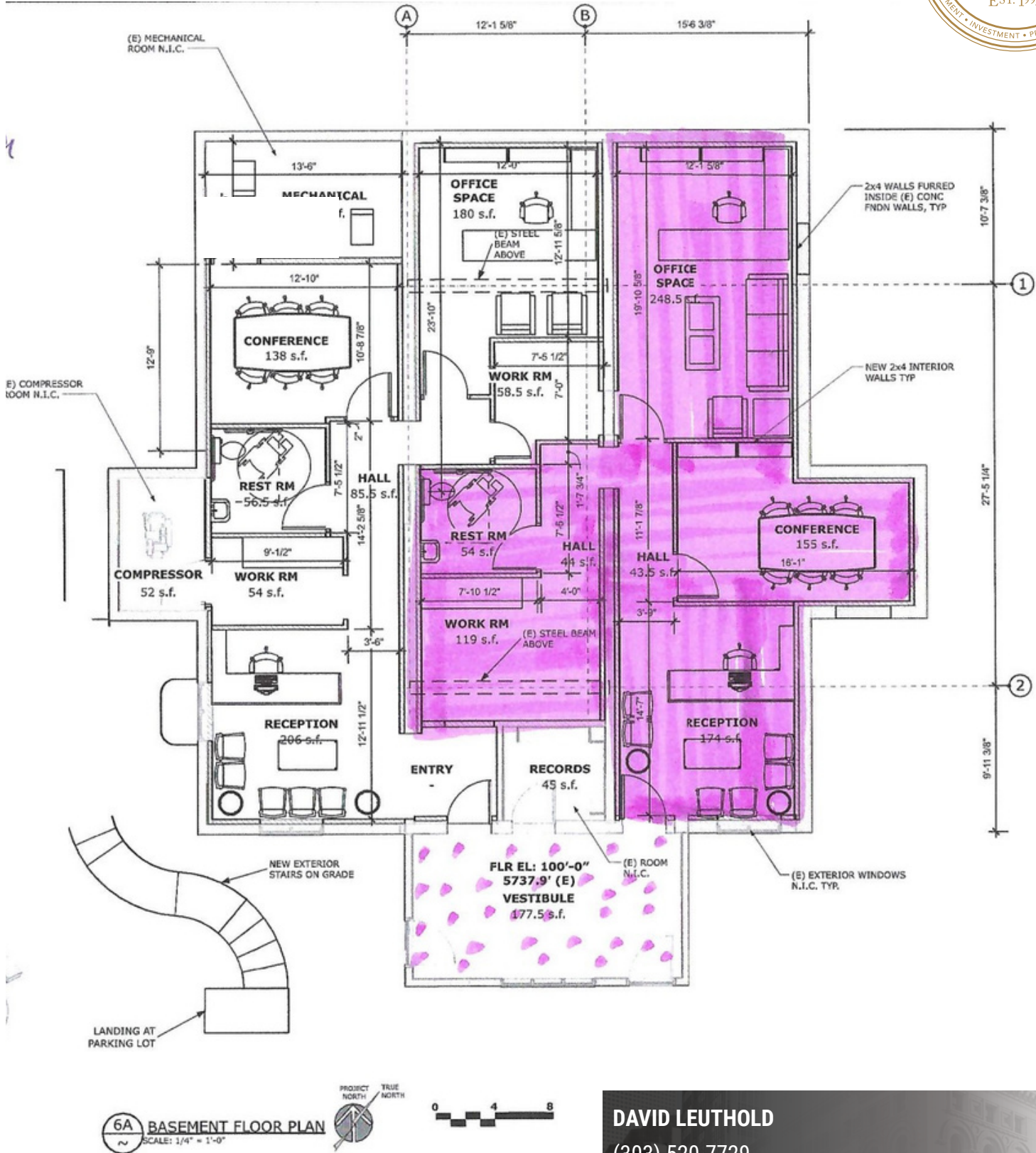
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1600 WASHINGTON AVE, SUITE 3



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LOCATION HIGHLIGHTS

1600 Washington Avenue offers modern office space for boutique firms entering Golden's active market. Located near Downtown Golden with direct access to 6th Avenue and Highway 58, the property provides convenient connections to local amenities and surrounding communities. The flexible layout offers two ~900 SF suites or a combined 1,865 SF footprint, making it ideal for professionals seeking a well-connected regional office.



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