

**FOR LEASE: 3,661 SF OFFICE  
SUITE 100**



**110 N. RUBEY DRIVE GOLDEN, CO 80403**

**Building Signage Available**



**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.
- High end office finishes w/ kitchenette/break room.
- 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
- Convenient Secondary Entryway
- Large Open Hallways
- Updated Signage Throughout
- 9+ Offices
- High Image Buildout
- Large Conference Room
- Easy Parking
- IT Room
- Kitchen/Break Room
- Common Restrooms (save space)

