
KO Door Company

8/1/2016

PREPARED BY:



Rare Space Inc.

1331 17th St, Suite M-100
Denver, CO 80202

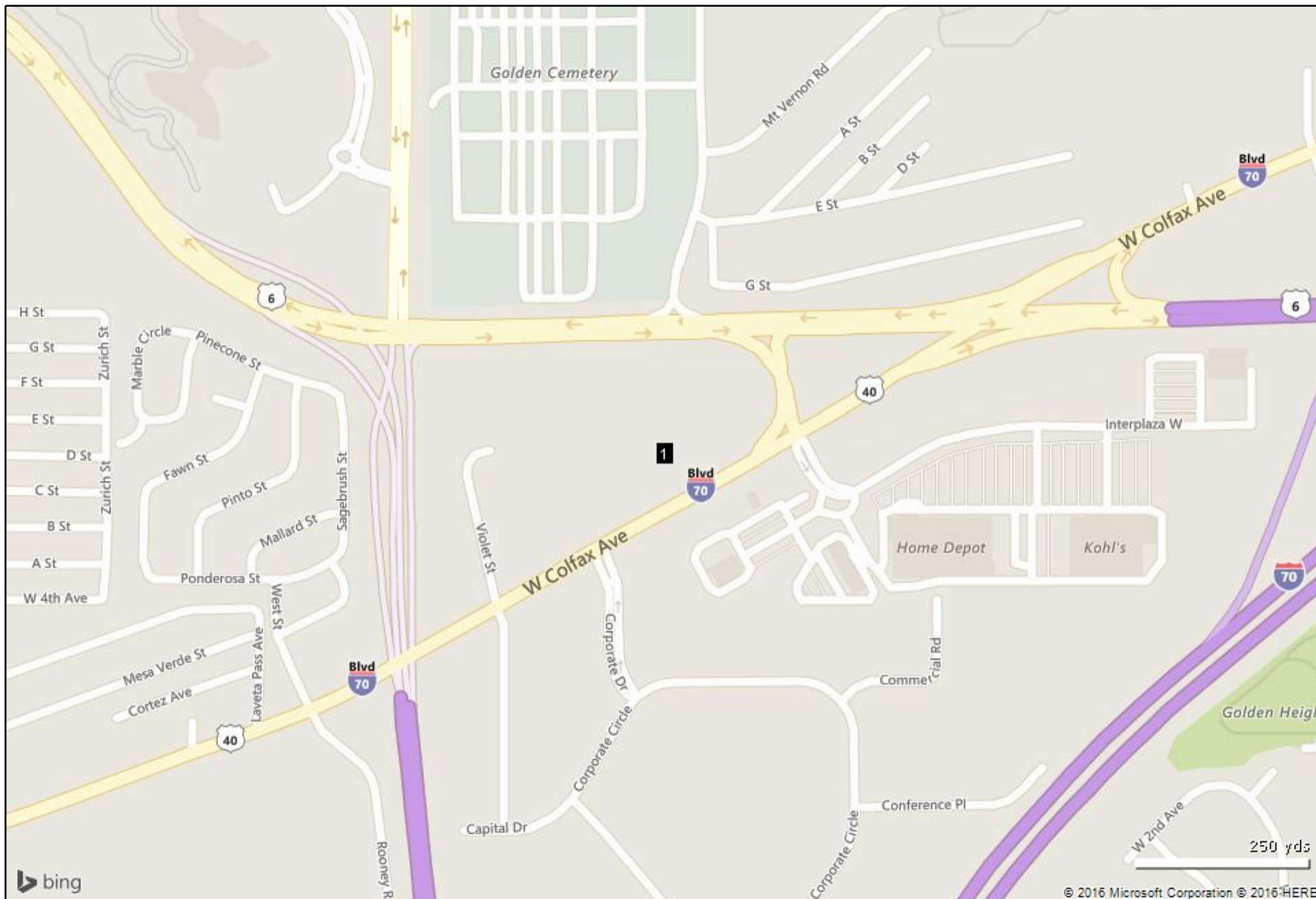
Tom Grotewold

CEO

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Lease Availability Report

17301 W Colfax Ave - Bldg 300 (Phase II)

Golden, CO 80401 - West Denver Ind Submarket



BUILDING

Type:	Class B Flex
Subtype:	Light Manufacturing
Tenancy:	Single
Year Built:	1995
RBA:	22,400 SF
Floors:	1
Typical Floor:	22,400 SF
Ceiling Ht:	14'

AVAILABILITY

No Spaces Available

EXPENSES PER SF

Total Expenses: **\$3.53 (2015)**

LOADING

Docks:	None	Drive Ins:	24 tot./14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	None		

POWER & UTILITIES

Power:	200a/208v 3p 3w
Utilities:	Gas - Natural, Heating - Gas, Sewer - City, Water - City

LAND

Zoning:	PUD
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PARCEL

40-112-01-001, 40-112-01-003

TRANSPORTATION

Parking:	128 free Surface Spaces are available; Ratio of 5.00/1,000 SF
Transit/Subway:	13 minute walk to Jefferson County Govt Center/Golden Transit Stop (W Line)
Airport:	45 minute drive to Denver International Airport
Walk Score ®:	Car-Dependent (46)
Transit Score ®:	Some Transit (45)

KEY TENANTS

Medical Modeling LLC	22,400 SF
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