

FOR LEASE

FOOTHILLS OFFICE BUILDING
770-780 Simms Street, Golden, CO 80401

**PERFECT FOR
SMALL USERS!**

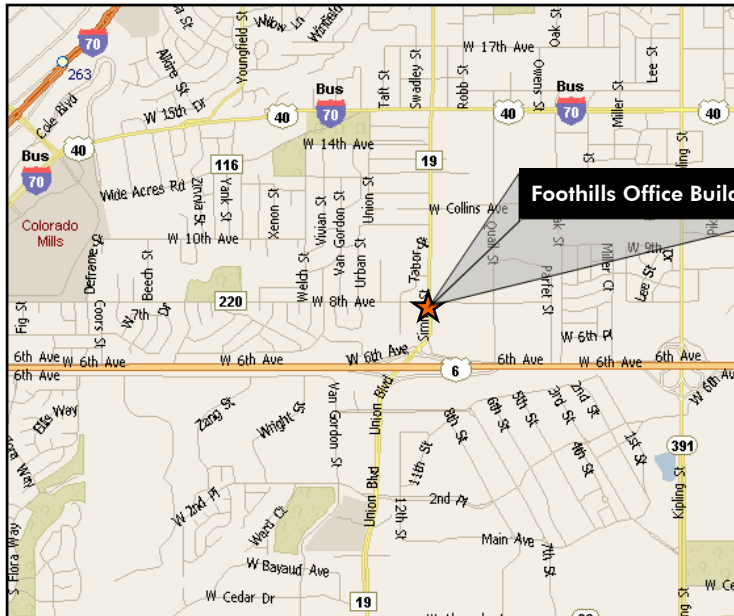


SPACE FEATURES:

- PRIVATE OFFICES AND OPEN FLOOR PLANS
- MOUNTAIN OR GARDEN VIEWS
- COMMON CONFERENCE ROOM
- HIGH SPEED INTERNET ACCESS

- EXCELLENT REGIONAL & LOCAL ACCESSIBILITY
- ON-SITE OWNERSHIP & MANAGEMENT
- AMPLE PARKING

- PICNIC AREA
- NEARBY RESTAURANTS & HOTELS
- AFFORDABLE LEASE RATES



Available SF: Suite 101 – 1,253 RSF
Suite 103 – 1,453 RSF
Suite 104 – 1,232 RSF
Suite 105 – 1,329 RSF

Lease Rate: \$13.00 - \$15.00/RSF
Full Service

Parking Ratio: 5 Spaces/1,000 SF

T.I.s: Negotiable/As Needed

Term: 1-5 Years



For Information Contact:

Scott Peterson
peterson@ringsbyrealty.com
(303) 892-0121

RINGSBY REALTY CORPORATION
1123 Auraria Parkway | Suite 200 | Denver, CO 80204
www.ringsbyrealty.com



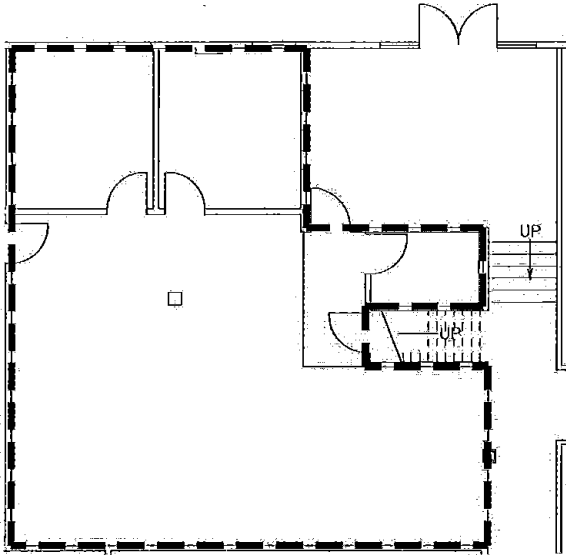
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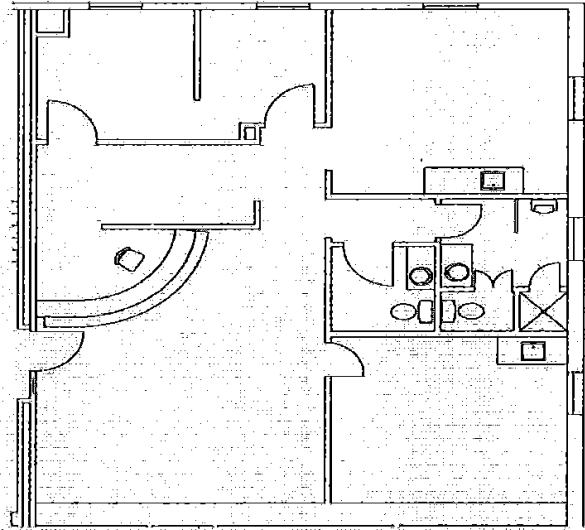
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FLOOR PLANS

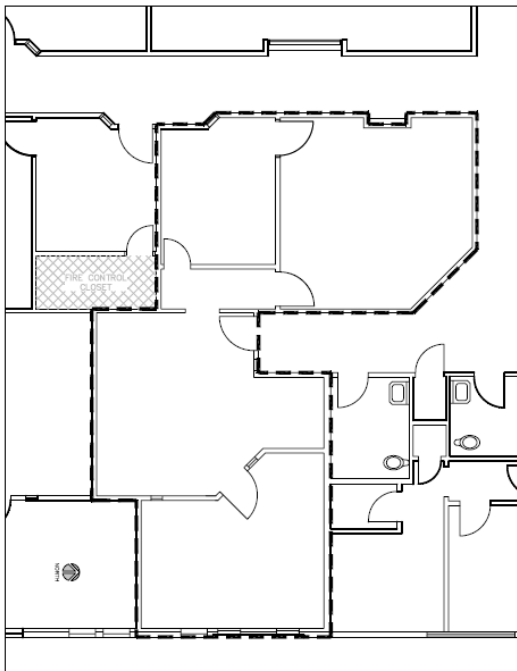
Suite 101 – 1,253 RSF



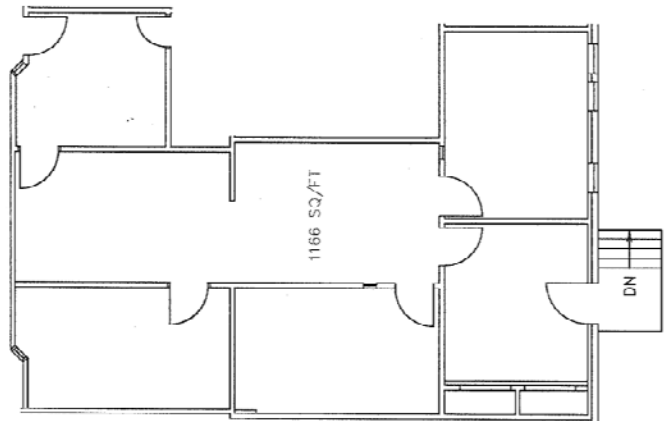
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