

# 430 INDIANA STREET

## GOLDEN, COLORADO



6,775 - 13,550 SF FOR LEASE



**1ST FLOOR RATE:** \$22.00-\$28.00 NNN  
**LOWER LEVEL RATE:** \$10.00-\$12.00 NNN  
**EST. OPEX:** \$8.86 / SF  
**PARKING:** 35 FREE SURFACE SPACES  
**CURRENT USE:** BANK  
**SIGNAGE:** BUILDING & MONUMENT AVAILABLE  
**NEARBY AMENITIES:** HOTELS AND RESTAURANTS WITHIN WALKING DISTANCE; COLORADO MILLS MALL, TARGET AND WHOLE FOODS NEARBY

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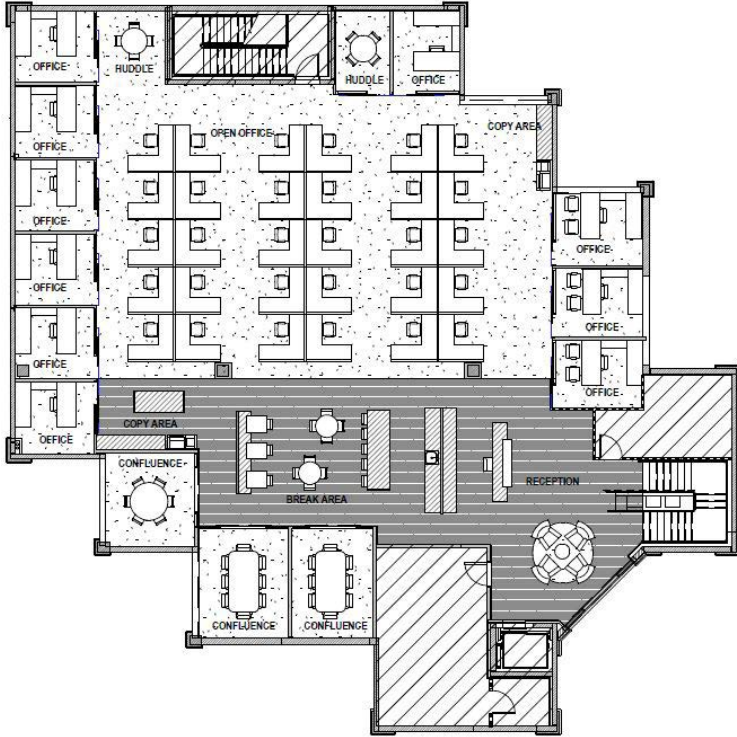


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# HYPOTHETICAL OFFICE LAYOUTS

## 1ST FLOOR



## LOWER LEVEL

