

# FOR SUBLEASE

350 Indiana St  
Golden, CO 80401  
Suite 800



*8,439 SF | Rate: Negotiable*

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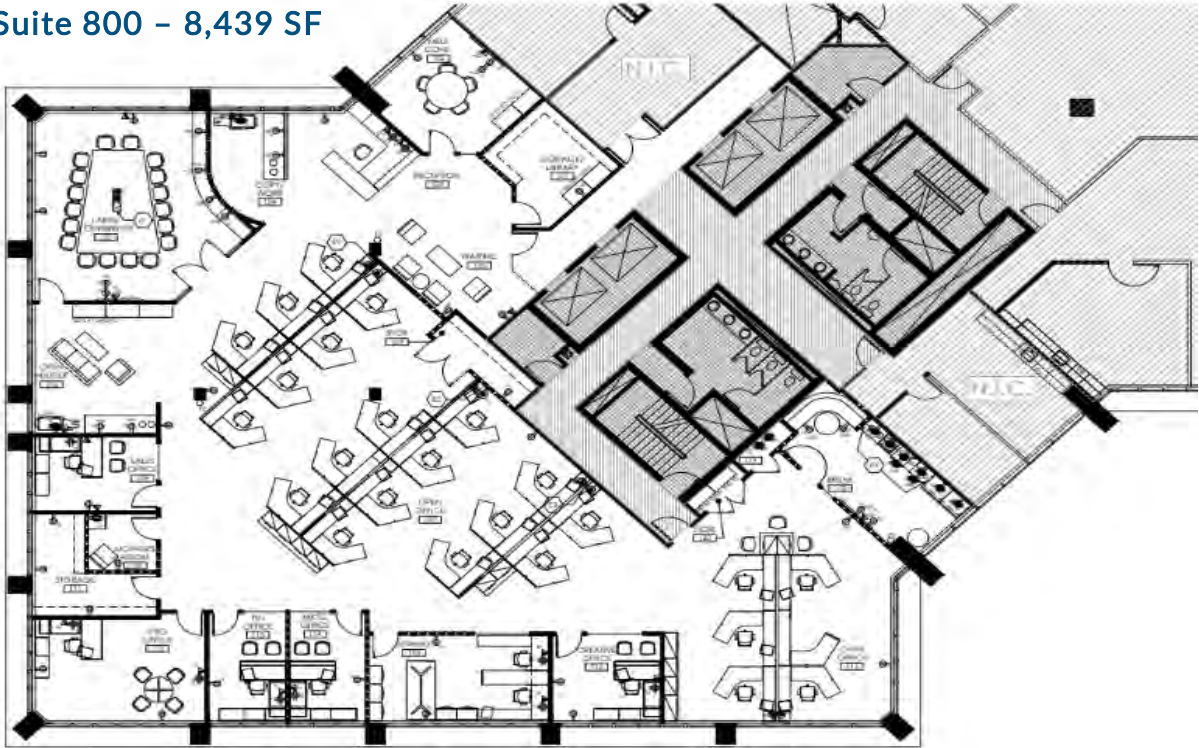


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Suite 800 – 8,439 SF



**NEW BUILD OUT**

**RECEPTION**

**MOTHERS ROOM**

**25 WORKSTATIONS | 6 OFFICES**

**1 BOARD ROOM: SEATS 18 PEOPLE**

**1 HUDDLE ROOM: SEATS 5 PEOPLE**

**1 OPEN HUDDLE**

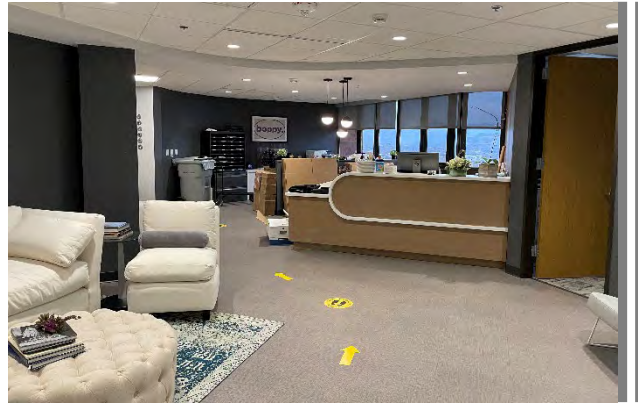
**2 STORAGE ROOMS**

**1 KITCHEN WITH EATING NOOK**

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# CREATIVE SPACE FOR SUBLEASE



TERM THROUGH AUGUST 31, 2026

PARKING RATIO 3.25 / 1,000. USE OF UP TO 30 COVERED PARKING SPACES AT MARKET RATE

FURNITURE NEGOTIABLE

CLOSE PROXIMITY TO UNION BLVD AND DOWNTOWN GOLDEN

WESTERN FACING VIEWS

BUILDING AMENITIES: FITNESS CENTER WITH SHOWERS + LOCKERS, SNACK/BREAK AREA, CONFERENCE CENTER FOR UP TO 100, INDOOR/OUTDOOR COLLABORATIVE AREAS, BIKE ROOM

