

# For Lease | Canyon Point Plaza



[www.denverofficespace.com](http://www.denverofficespace.com)

2696 S. Colorado Blvd  
Denver, CO 80222  
(303) 765-4344

Chris Vincent  
[chris@denverofficespace.com](mailto:chris@denverofficespace.com)  
(303) 407-6388

109 & 111 N. Rubey Dr | Golden, CO



## Demographics (Source: Allocate Data 2016)

	1 mile	3 miles	5 miles
Population	7,532	21,151	56,272
Average HH Income	\$103,668	\$103,614	\$114,390
Employees	6,734	18,779	48,947
Businesses	515	1,224	3,664

## Traffic Counts (Google Earth 2012; \*CDOT 2014)

On Iowa St northeast of Washington Ave	1,204 cars/day
On Washington Ave east of Hwy 93	6,732 cars/day
On Hwy 93 north of Washington Ave	26,000 cars/day*

## Building Information

Lease Rate | Please call  
NNN/ \$10.72/SF

Available Space | 1,103 SF

Year Built | 1998

Building Size |  
109 Rubey - 8,395 SF  
111 Rubey - 5,133 SF

Lot Size | 60,494 SF

City | Golden

County | Jefferson

## Building Facts

Competitive rates, please call for more information!

High traffic area near the heart of Golden

Great co-tenancy with big user office/retail

Easy access to Hwy 93, Hwy 58 and Hwy 6

Front door parking

Great views

The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

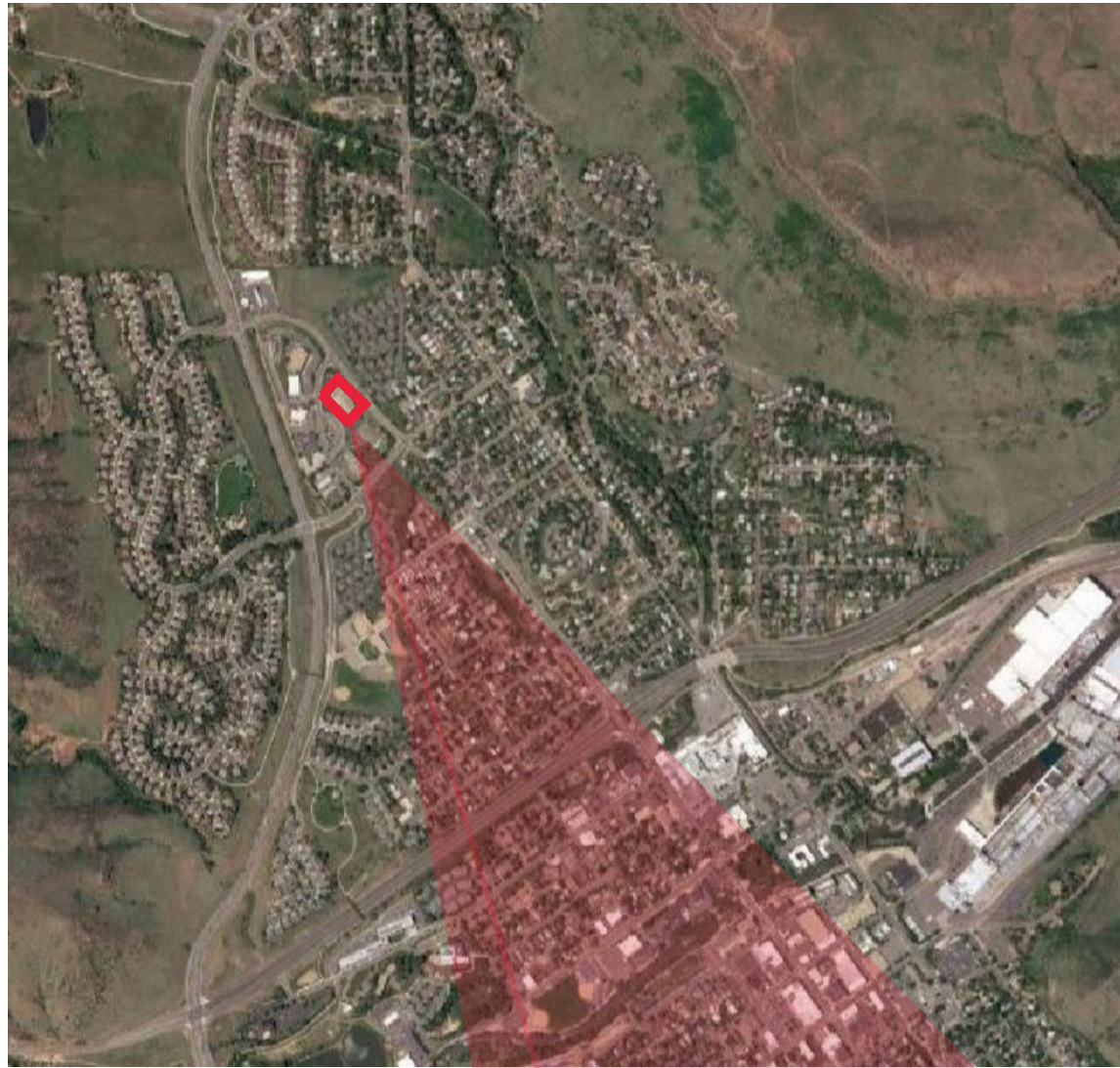
# For Lease | Canyon Point Plaza



[www.denverofficespace.com](http://www.denverofficespace.com)

2696 S. Colorado Blvd  
Denver, CO 80222  
(303) 765-4344

**Chris Vincent**  
[chris@denverofficespace.com](mailto:chris@denverofficespace.com)  
(303) 407-6388



The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.