

FOR LEASE

1895 YOUNGFIELD ST #3

GOLDEN, CO 80401 • APPLEWOOD

innovate
COMMERCIAL REAL ESTATE



Suite 3 occupies the second floor, outlined in orange.

› PROPERTY OVERVIEW

\$21.00/SF/YR

FULL SERVICE LEASE RATE

±1,800 SF

SECOND FLOOR OFFICE SUITE

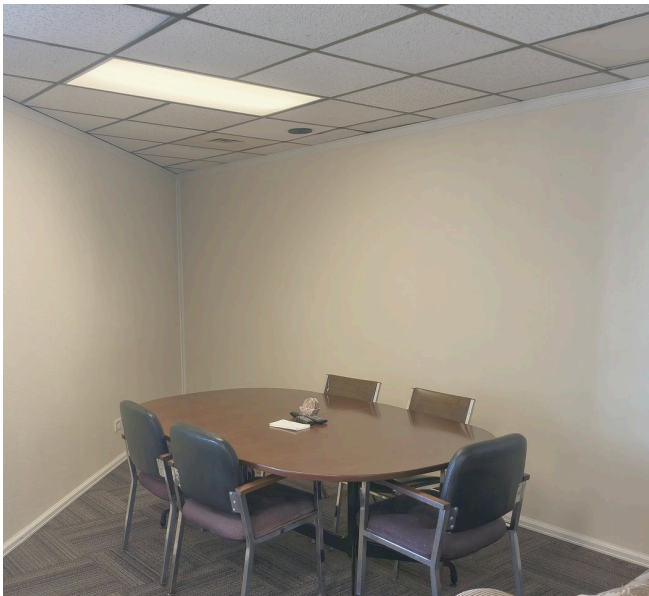
Property Summary

ADDRESS	1895 Youngfield St #3, Golden
NEIGHBORHOOD	Applewood, Jefferson County
SUITE	Unit 3, Platz Munchen Condominium
SUITE SIZE	±1,800 SF
LOCATION IN BUILDING	Second floor, above Fred's Liquors
LAYOUT	4 offices, flex room, kitchen
RESTROOMS	2 in suite
LEASE RATE	\$21.00/SF/yr, Full Service
LEASE TERM	3 to 10 years
TI ALLOWANCE	Negotiable
PARKING	On site surface lot
YEAR BUILT	1981; roof replaced 2018



- ◆ A private **second floor office suite** on Youngfield Street in Applewood, minutes from I-70, US 6 and Highway 58.
- ◆ Four private offices, a flex room, an eat in kitchen and two restrooms off a central hall. Rooftop HVAC units were installed in the last few years.
- ◆ Full service lease with terms of 3 to 10 years and a negotiable TI allowance: one monthly number, a simple budget for a local professional firm of 3 to 8 people.

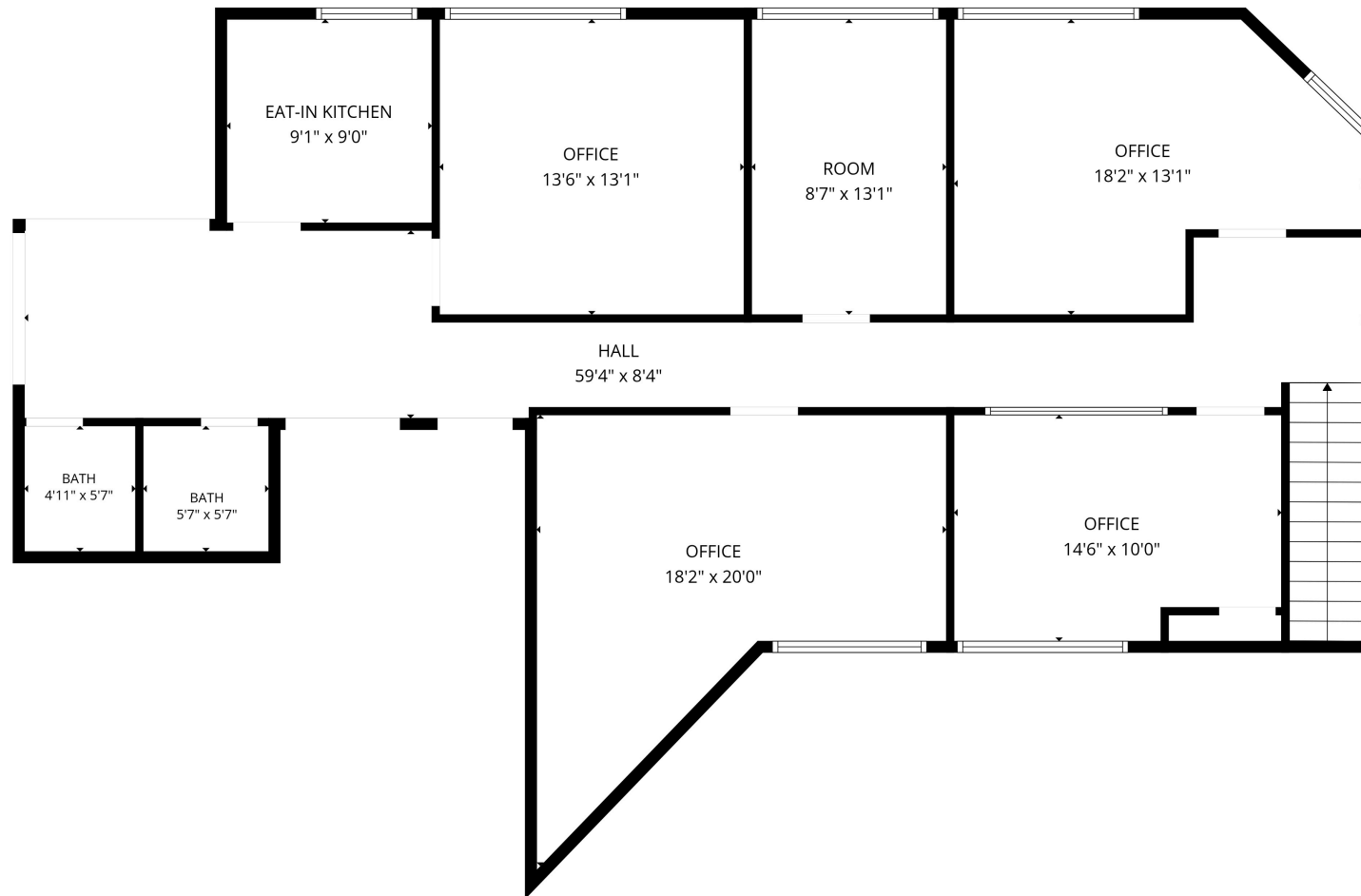
PHOTOS



PHOTOS



› FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

The Applewood Neighborhood

Applewood is an established unincorporated community of about **7,800 residents** (2020 Census) between Golden, Wheat Ridge and Lakewood. West 32nd Avenue was once lined with farms and orchards, and after World War II the area grew into the quiet, tree lined neighborhoods it is known for today.

Local professionals live and work here: household incomes run **above \$100,000** across the 1, 3 and 5 mile rings, so an insurance agent, attorney, advisor or accountant has clients minutes away.

Nearby anchors include **Lutheran Hospital** (new Clear Creek Crossing campus, 2024) about 2 miles north, the National Laboratory of the Rockies (formerly NREL), Colorado School of Mines, Denver West, Red Rocks Community College and the Federal Center.

The suite is just south of the **I-70 and 32nd Avenue** interchange: about 8 minutes to Denver West, 14 to Golden and 24 to Downtown Denver.



Trade Area Demographics

Metric	1 Mi	3 Mi	5 Mi
Population	13,798	73,979	217,705
Households	6,156	32,471	96,345
Median HH Income	\$108,018	\$102,748	\$100,916
Median Age	41.7	39.2	39.2

Source: U.S. Census Bureau, ACS 2024 5 year estimates.

LOCATION



› CONTACT AND DISCLAIMER



FOR LEASING INFORMATION OR A TOUR

Charlie Cummings

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Disclaimer: This Offering Memorandum has been prepared by Innovate Commercial Real Estate for the sole purpose of assisting prospective tenants in evaluating the suite described herein. The information contained in this memorandum has been obtained from sources believed to be reliable, but has not been independently verified. Innovate Commercial Real Estate makes no representation or warranty, express or implied, as to the accuracy or completeness of this information. Square footage, room dimensions, layout and other figures are approximate and should be independently verified. Prospective tenants should conduct their own investigation of the premises, its condition, zoning and suitability for their use.

Lease Terms: Lease rate, term, concessions and any tenant improvements are subject to landlord approval and a fully executed lease. The suite may be withdrawn from the market or its terms changed at any time without notice.

Endorsement Notice: Innovate Commercial Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or business identified in this memorandum. Business names and signage shown in photographs are for identification only.

Demographics: U.S. Census Bureau, American Community Survey 2024 5 year estimates, census tracts with centers inside each radius. Income is the household weighted average of tract medians. Drive times from Mapbox, typical conditions.