



TAKE THE 
VIRTUAL
 TOUR



**ONE OF A KIND STAND-ALONE, CLASS "A"
 OFFICE BUILDING WITH WAREHOUSE**
 FOR LEASE
 12405 GRANT STREET | THORNTON | COLORADO

FOR LEASING INFORMATION CONTACT

1510 28th Street
 Suite 200
 Boulder, CO 80303
www.deancallan.com

BRIT BANKS
 Senior Associate
 Direct: 303.945.2020
 Cell: 303.903.9775
bbanks@deancallan.com

TORREY PATTERSON
 Broker Associate
 Direct: 720.826.2291
 Cell: 303.514.4559
tpatterson@deancallan.com



12405 GRANT STREET
 THORNTON | COLORADO
<https://www.deancallan.com/property/thornton/12405-grant-street>

12405 GRANT STREET

12405 Grant Street is a stand-alone class "A" office building with a small warehouse. Tenants will enjoy working at a superb location in North Metro Denver providing an abundance of amenities for employees. Great access to restaurants, breweries, walking/biking trails, and public transportation at the Wagon Road Park-n-Ride. Easy access from I-25 and 120th Avenue. Fantastic unobstructed views of the front range.

BUILDING INFORMATION

BUILDING SIZE	13,500 SF
AVAILABILITY	13,500 RSF
LEASE RATE	\$15.00 / RSF / NNN
EST. EXPENSES	\$5.33 / RSF (EXCLUDES: JANITORIAL, UTILITIES, SNOW REMOVAL AND TRASH)
STORIES	1
YEAR BUILT	1999
ZONING	BP (BUSINESS PARK)
PARKING	66 SPACES - RATIO: 4.8/1,000SF

AMENITIES

- North Metro Denver location
- Fantastic views of the front range
- Building consists of reception desk, multiple conference rooms, perimeter private offices, large bullpen, kitchenette with walkout patio, copier room, warehouse with loading ramp and dock-high door.
- Existing cubes, furnishings and phone system can be included in the lease.
- Property is in an Enterprise Zone
- High visibility from I-25 with traffic volume of 130,686 per day. Perfect for brand recognition.
- Express lane on I-25 to/from E-470 is now open.
- Virtual tour available <https://youtu.be/EtsNJb-kn0Y>



FLOOR PLAN

