

## **12405 GRANT STREET**

**THORNTON | COLORADO** https://www.deancallan.com/property/thornton/12405-grant-street



# ONE OF A KIND STAND-ALONE, CLASS "A" OFFICE BUILDING WITH WAREHOUSE

### FOR LEASING INFORMATION CONTACT

www.deancallan.com

BRIT BANKS

TORREY PATTERSON





#### 12405 GRANT STREET | THORNTON | COLORADO

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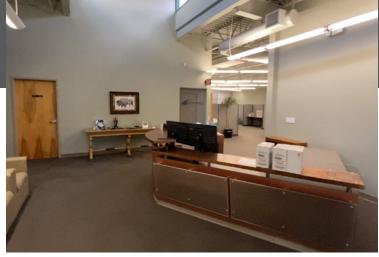
12405 Grant Street is a stand-alone class "A" office building with a small warehouse. Tenants will enjoy working at a superb location in North Metro Denver providing an abundance of amenities for employees. Great access to restaurants, breweries, walking/biking trails, and public transportation at the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

#### **BUILDING INFORMATION**

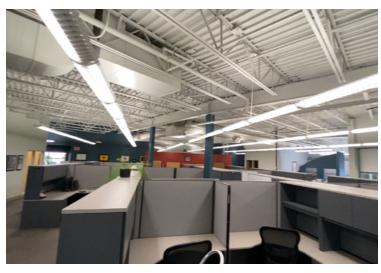
BUILDING SIZE	13,500 SF
AVAILABILITY	13,500 RSF
LEASE RATE	\$15.00 / RSF / NNN
EST. EXPENSES	\$5.33 / RSF (excludes: janitorial, utilities, snow removal and trash)
STORIES	1
YEAR BUILT	1999
ZONING	BP (BUSINESS PARK)
PARKING	66 SPACES - RATIO: 4.8/1,000SF

#### 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 <a href="https://youtu.be/EtsNJb-kn0y">https://youtu.be/EtsNJb-kn0y</a>

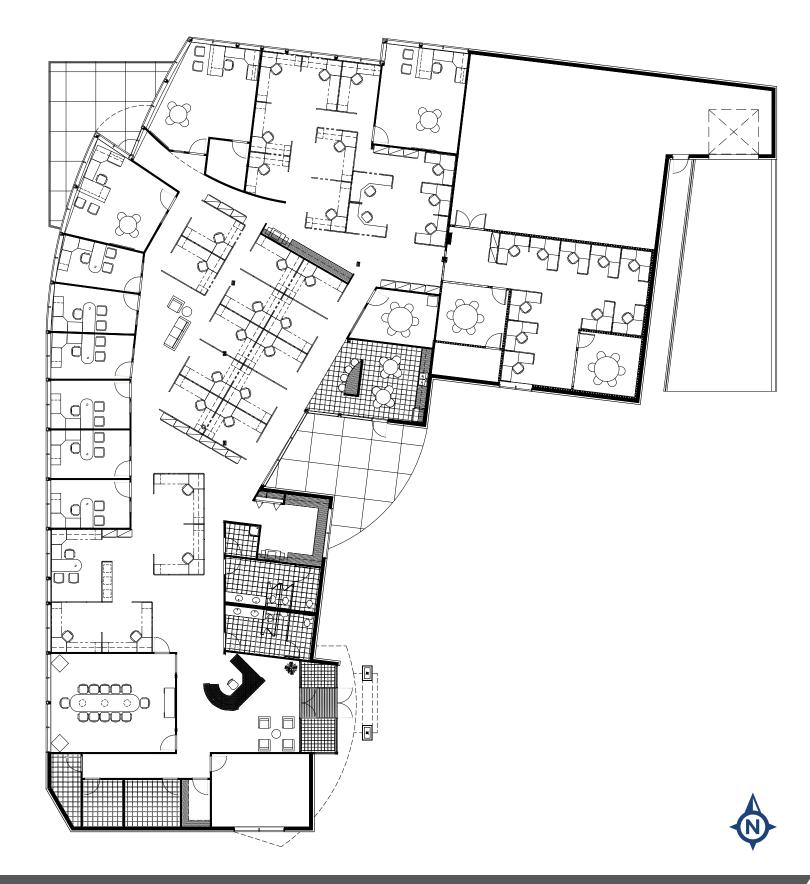








#### FLOOR PLAN



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