

# WASHINGTON SQUARE BUSINESS PARK

**12176** GRANT CIRCLE  
THORNTON, CO 80216



**FOR SALE: COMMERCIAL SITE** OFFICE ENTITLEMENTS PENDING  
**PRICED AT \$799,000**

## INVESTMENT HIGHLIGHTS



EXCELLENT ACCESS OFF I-25 AND 120TH AVE



ALL UTILITIES TO SITE



STEPS FROM FUTURE RTD FASTRACKS N LINE EXTENSION



LOCATED IN THE ESTABLISHED WASHINGTON SQUARE BUSINESS PARK



BUILD TO SUIT OPTION WITH OR WITHOUT CURRENT OWNER



GAS: XCEL ENERGY



STEPS FROM HIGHLINE CANAL TRAIL



30,000 + BUILDABLE SF ALLOWABLE



AVAILABLE IMMEDIATELY



WATER/SEWER: CITY OF THORNTON



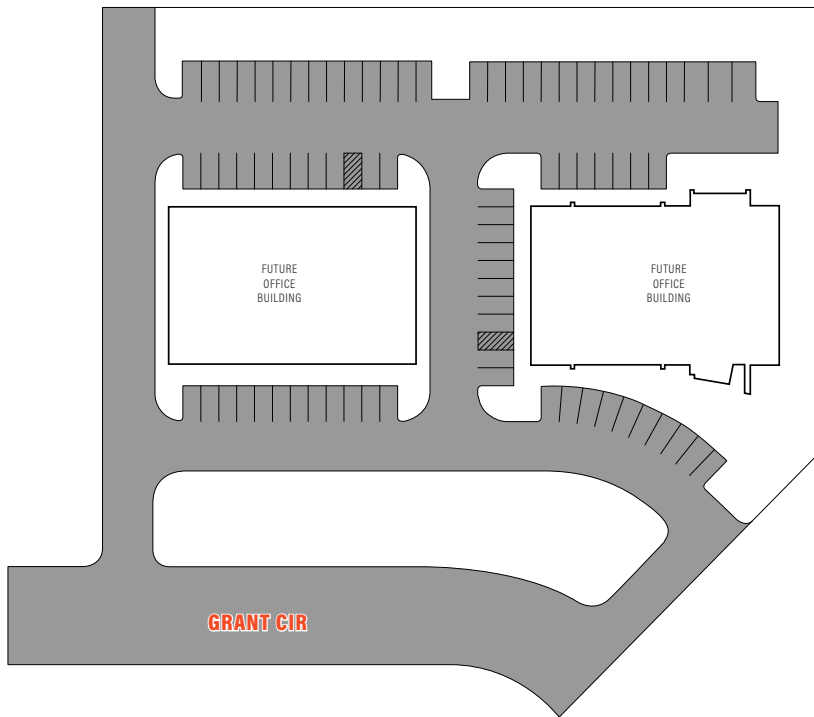
BP ZONING ALLOWS FOR MOST USES INCLUDING: OFFICE, MEDICAL OFFICE, LIGHT INDUSTRIAL, HOSPITALITY, ETC.



MINUTES FROM OTHER MAJOR HIGHWAYS INCLUDING E-470, I-76 AND I-70" AS PER SELLER REQUEST

**CBRE**

## THE OPPORTUNITY



15 MINUTES  
TO BROOMFIELD

20 MINUTES  
TO DOWNTOWN DENVER

30 MINUTES  
TO LONGMONT

30 MINUTES  
TO DIA

The 2.014 Acre site is just a few blocks from the 120th Ave and I-25 interchange and minutes away from medical, retail, hospitality and distribution centers. The land is currently zoned BP (Business Park), allowing for a wide range of uses including: medical, retail, industrial, hotel, and office. The sites flexible zoning allows a wide range of uses and the Washington Square Business Park is home to some of the most well-known tech companies, communications companies, biotech companies and distribution companies.

The site is currently in-process to receive entitlements to develop 30,000 SF + of Office or Medical Office. Medical Office is an especially relevant use with the location's proximity to SCL Health Community Hospital Northglenn, minutes from St. Anthony North Health Campus and minutes south is North Suburban Medical Center.

The location offers excellent fiber availability for Tech users with nearby properties served by a direct line from 1500 Champa in Downtown Denver, reducing overall latency.

Users at this site will never be without retail options as Thorncreek Crossing Shopping Center, Thornton Town Center, Northglenn Marketplace and the Denver Premium Outlet Mall are all within 10 minutes of the location.

Very well know tech companies and distribution companies are the employment and economic drivers for the Thornton area, many of which call the Washington Square Business Park home. The submarket is very stable with decreasing vacancy rates in nearly all property types and increasing rental rates, especially for new construction. Household income within a 3-mile radius of the site is above \$90,000 and within 5 miles of the site reside over 300,000 people, providing a strong labor base.

### FOR MORE INFORMATION, PLEASE CONTACT:

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