



HORIZON TERRACE



CLASS A OFFICE FOR LEASE | 9351 GRANT STREET, THORNTON, CO 80229

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**CUSHMAN &
WAKEFIELD**



HORIZON TERRACE



MAJOR BUILDING IMPROVEMENTS!



EXTERIOR
PAINT!



NEW LOBBY &
AMENITIES!



NEW LED
LIGHTING
THROUGHOUT!



NEW HVAC & HVAC
DIGITAL CONTROLS!

BUILDING INFORMATION

Address: 9351 Grant Street
Thornton, Colorado

Year Built: 1985

2018/2019 Renovations:

- Exterior paint
- New lobby
- Fitness facility
- Tenant lounge
- Conference/training room
- LED Lighting throughout
- New state-of-the-art HVAC & HVAC digital control system

Net Rentable Area: 90,094 RSF

Land Area: 1.14 Acres

Stories: Six (6)

Typical Floor Plate: 12,477

Parking: 3.66 : 1,000 RSF

Ownership: NAS Properties

Access: Convenient location at I-25 and
Thornton Parkway

Restaurants: Chipotle
The Egg & I
Taste of Philly
Starbucks
Jimmy Johns
Wingstop
Today Hawaii BBQ
And many more!



FITNESS CENTER

NEW AMENITIES!



6TH FLOOR FITNESS WITH
SHOWERS AND LOCKERS!



6TH FLOOR TENANT LOUNGE



COMMON CONFERENCE ROOM



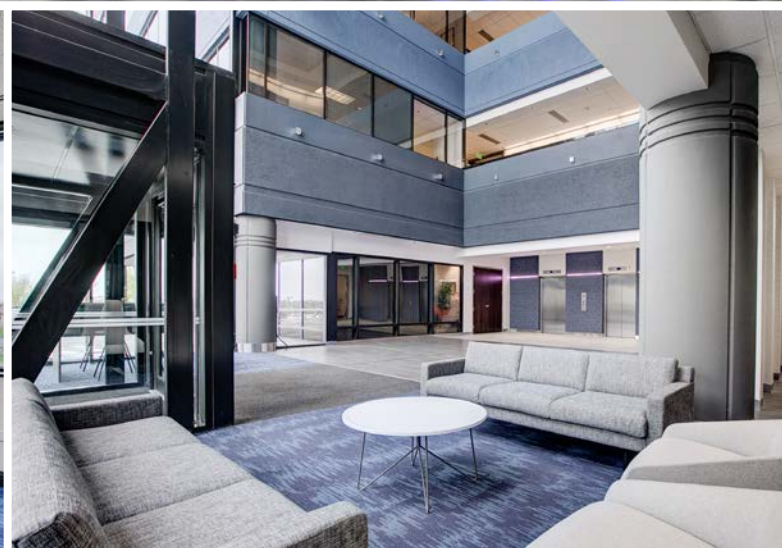
TENANT LOUNGE



NEW MODERN LOBBY



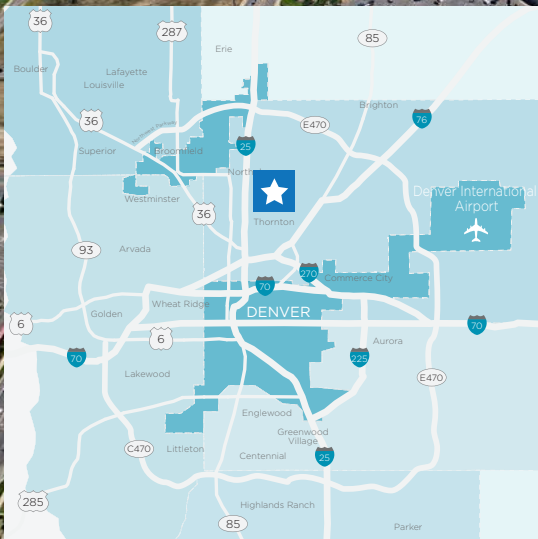
COMMON CONFERENCE ROOM





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