



DEAN CALLAN
& COMPANY INC

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DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
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OFFICE/WAREHOUSE SPACE FOR LEASE

WASHINGTON TECH CENTER
12301-12351 NORTH GRANT STREET
THORNTON, COLORADO 80241

Discover a fantastic flex space with a well-balanced office and warehouse ratio at the Washington Tech Center. This prime location offers great accessibility to 120th Avenue and I-25, making it convenient for transportation and logistics. Tenants will benefit from the abundance of nearby amenities, including restaurants, shopping centers, and recreational options. If you're seeking a flexible workspace that meets your business needs, the Washington Tech Center is an excellent choice.

[Call us for more information and to set up a tour.](#)

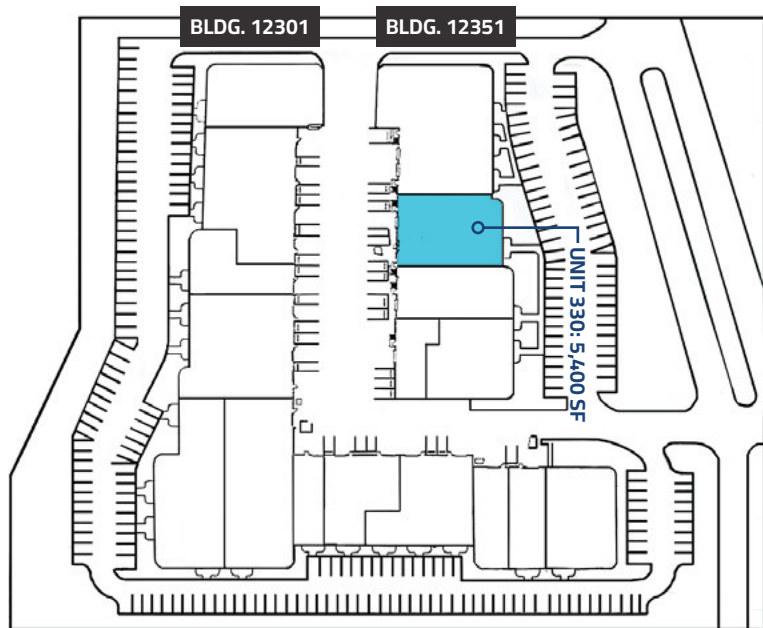
TERMS

| | |
|----------------|-----------------------------|
| Unit 330 Size: | 5,400 SF |
| Lease Rate: | \$12.00 / SF / NNN |
| Expenses: | \$4.55 / SF (2023 Estimate) |

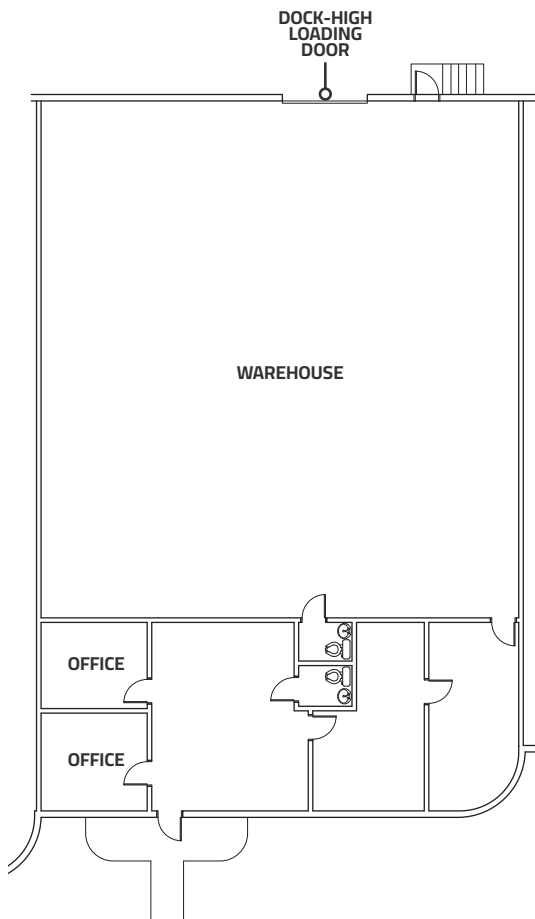
PROPERTY FEATURES

- Affordable flex space available for lease
- Conveniently located at I-25 & 120th Avenue
- Abundant parking
- Dock-high loading door
- 3-phase electrical
- Fire sprinklers

SITE PLAN



UNIT 330



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



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