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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 fantastic flex spaces 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.](#)

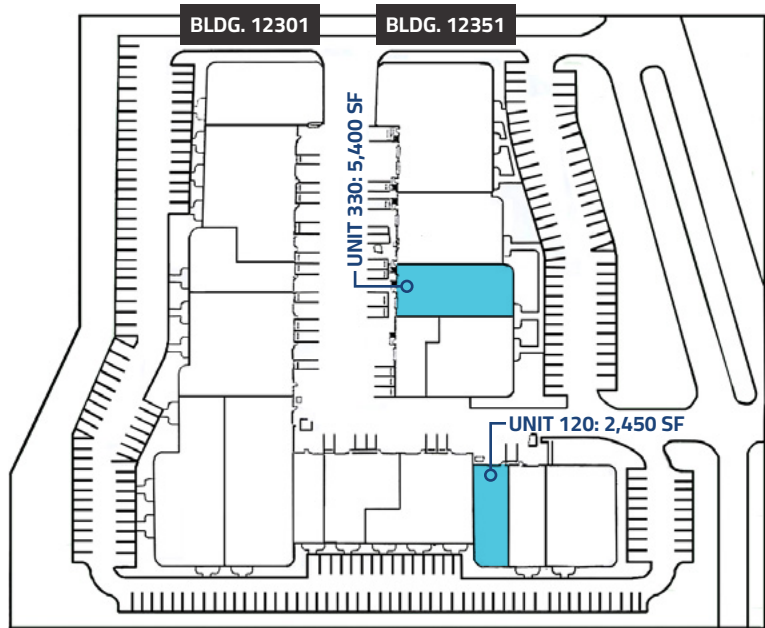
TERMS

Unit 120 Size:	2,450 SF
Unit 330 Size:	5,400 SF
Lease Rate:	\$12.50 / SF / NNN
Expenses:	\$5.28 / SF (2025 Estimate)

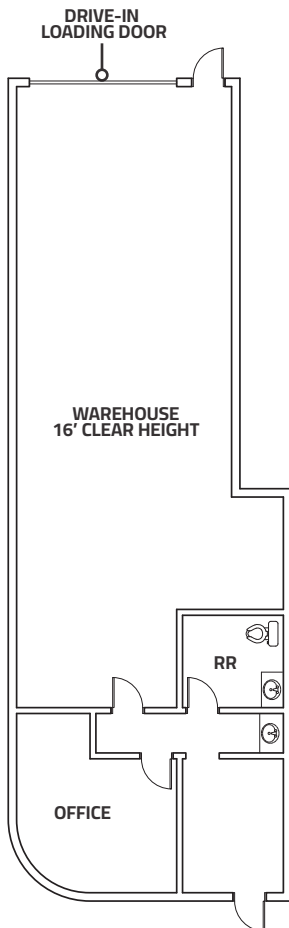
PROPERTY FEATURES

- Affordable flex space available for lease
- Conveniently located at I-25 & 120th Avenue
- Abundant parking
- Drive-in loading door
- 3-phase electrical

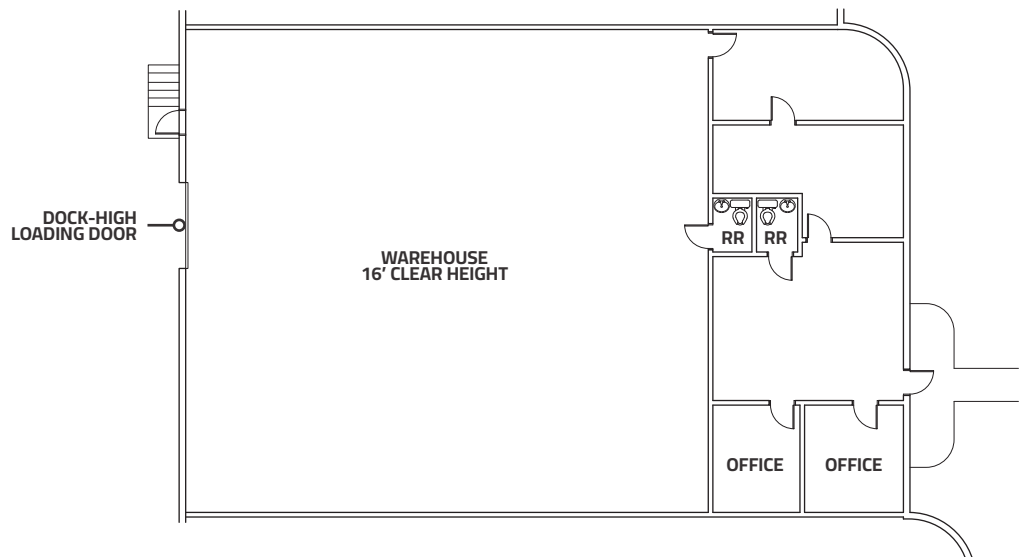
SITE PLAN



UNIT 120



UNIT 330



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