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DEAN CALLAN & COMPANY, INC.
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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.

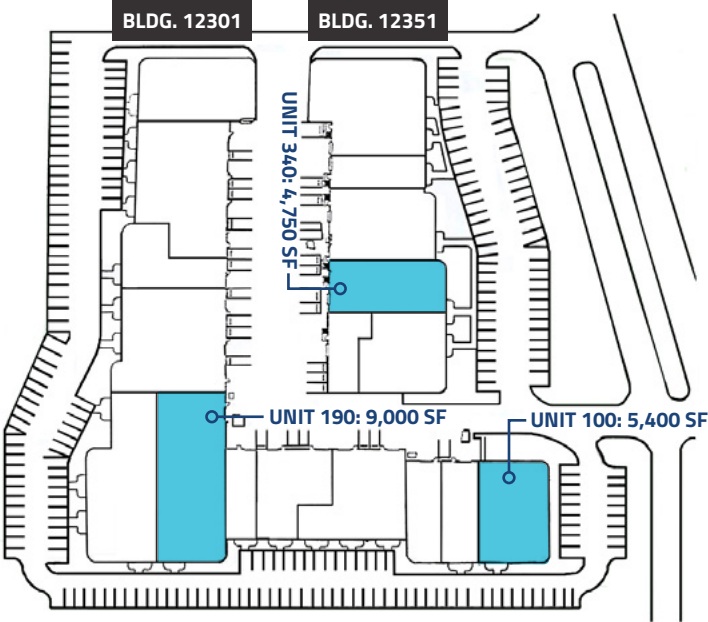
TERMS

Unit 340:	4,750 SF \$12.00 / SF / NNN
Unit 190:	9,000 SF \$10.50 / SF / NNN
Unit 100:	5,400 SF \$10.50 / SF / NNN
Expenses:	\$5.40 / SF (2026 Estimate)

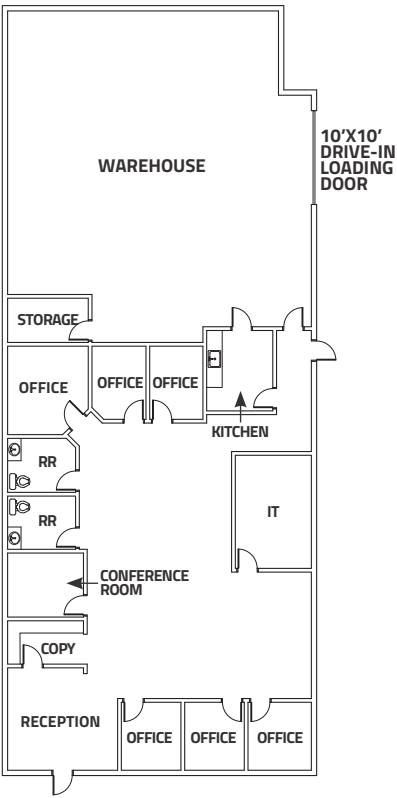
PROPERTY FEATURES

- Affordable flex space available for lease
- Conveniently located at I-25 & 120th Avenue
- Abundant parking
- Most units have either a dock-high or drive-in loading door
- 3-phase electrical

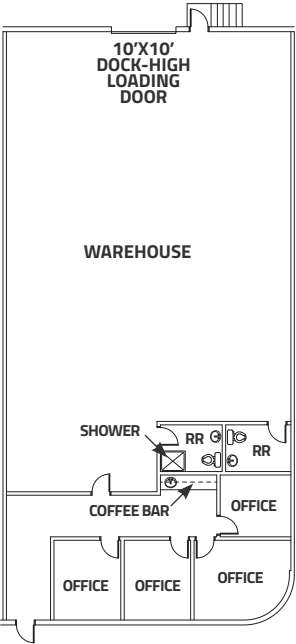
SITE PLAN



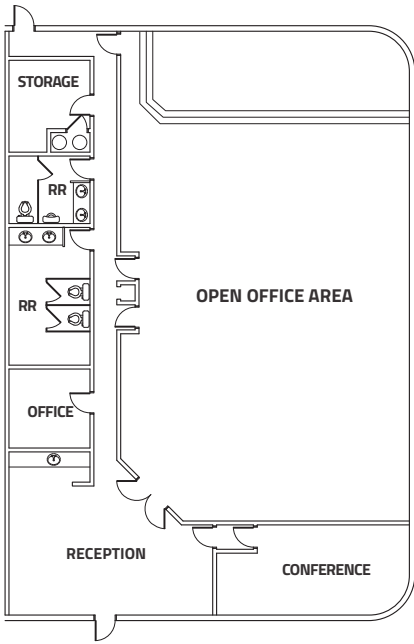
UNIT 190



UNIT 340



UNIT 100



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