PRICE IMPROVEMENT: ~~$3,990,000~~ TO $3,490,000 ($258.52/SF)



12405 GRANT STREET
THORNTON, COLORADO 80241

www.deancallan.com

DEAN CALLAN & COMPANY INC

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

ONE OF A KIND STAND-ALONE, CLASS "A" OFFICE/FLEX BUILDING FOR SALE

Discover an outstanding opportunity at 12405 Grant Street, a premier stand-alone Class A office building with an integrated small warehouse, available for sale in the vibrant North Metro Denver area. Ideal for an owner-users, this property combines modern functionality with unparalleled convenience, boasting easy access from I-25 and 120th Avenue, proximity to abundant amenities like restaurants, breweries, walking/biking trails, and public transportation at the Wagon Road Park-n-Ride. Enjoy breathtaking unobstructed views of the Front Range, high visibility for brand recognition, and the added benefit of the newly opened express lane on I-25 to/from E-470—making it a strategic choice for businesses aiming to thrive in a dynamic environment.

Call us for more information and to set up a tour.





DEAN CALLAN
& COMPANY INC

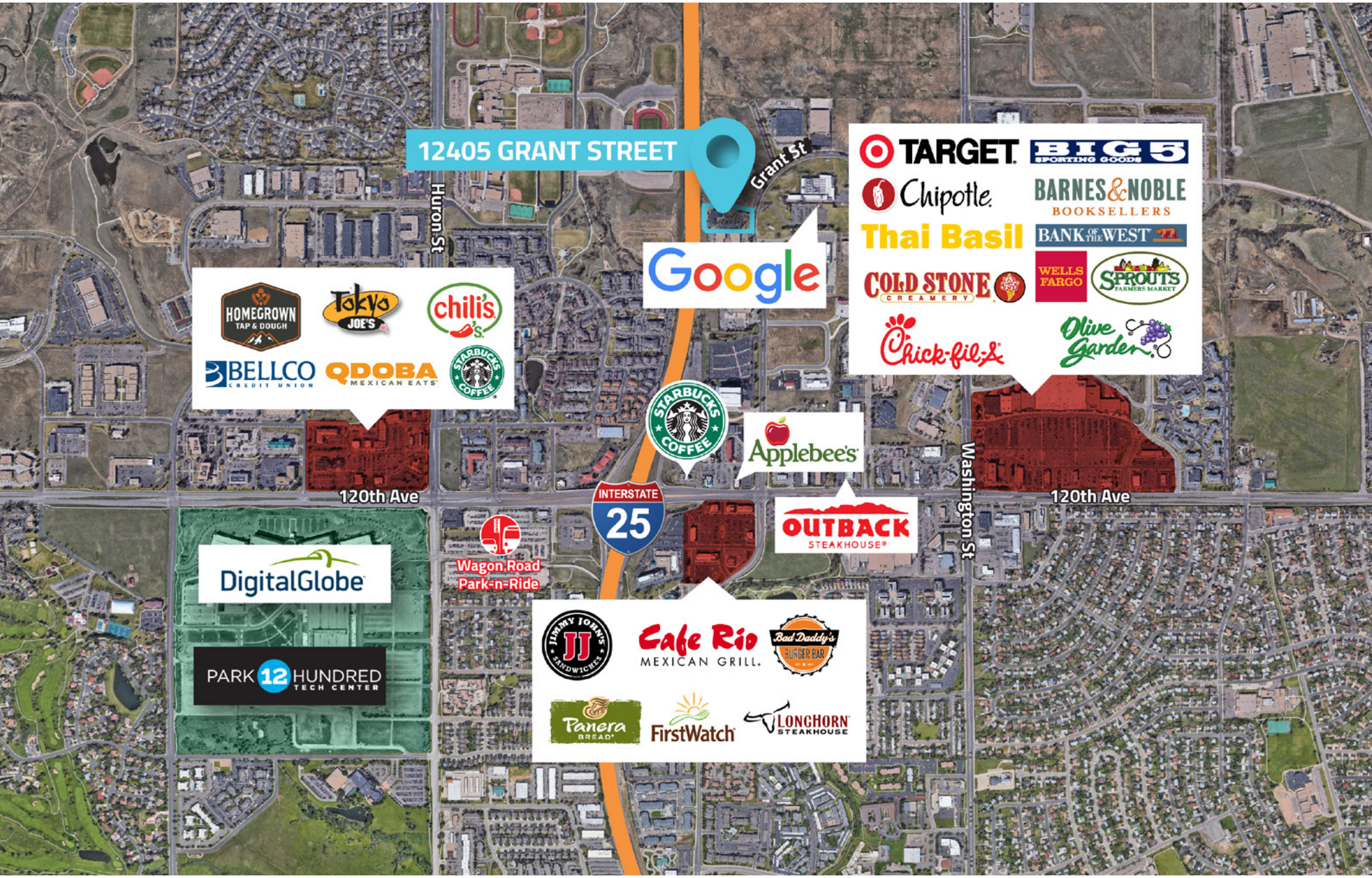
BRIT BANKS
Senior Broker Associate
Direct: 303.945.2020
Cell: 303.903.9775
bbanks@deancallan.com

TORREY PATTERSON
Broker Associate
Direct: 720.826.2291
Cell: 303.514.4559
tpatterson@deancallan.com

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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.

LOCATION


12405 GRANT STREET
Grant St
Huron St
Google
TARGET
BIG 5 SPORTING GOODS
Chipotle
BARNES & NOBLE BOOKSELLERS
Thai Basil
BANK OF THE WEST
COLD STONE CREAMERY
WELLS FARGO
SPROUTS FARMERS MARKET
Chick-fil-A
Olive Garden
HOMEGROWN TAP & DOUGH
Tokyo JOE'S
chili's
BELLCO CREDIT UNION
QDOBA MEXICAN EATS
STARBUCKS COFFEE
STARBUCKS COFFEE
Applebee's
120th Ave
INTERSTATE 25
OUTBACK STEAKHOUSE
Washington St
120th Ave
DigitalGlobe
Wagon Road Park-n-Ride
PARK 12 HUNDRED TECH CENTER
JIMMY JOHN'S SANDWICHES
Cafe Rio MEXICAN GRILL
Bad Daddy's BURGER BAR
Panera BREAD
FirstWatch
LONGHORN STEAKHOUSE

TERMS

PRICE: $3,490,000 ($258.52/SF)

Address:	12450 Grant Street, Thornton, CO 80241
Square Footage:	13,500 RSF
Property Tax:	$7.50/SF (2025)
Parking:	66 Surface | 4.89/1,000 SF Ratio
Year Built:	1999
Available:	4th Quarter, 2026

PROPERTY FEATURES

- Prime North Metro Denver location with seamless access from I-25 and 120th Avenue
- Stunning unobstructed views of the Front Range for an inspiring work atmosphere
- Versatile layout including a reception desk, multiple conference rooms, perimeter private offices, large bullpen area, kitchenette with walkout patio, copier room, and a warehouse equipped with a loading ramp and dock-high door
- Existing cubicles, furnishings, and phone system available for inclusion
- Exceptional visibility from I-25(signage on the building), with daily traffic volume exceeding 130,686 vehicles—ideal for enhancing brand recognition
- Express lane on I-25 connecting to/from E-470 for faster commutes and logistics





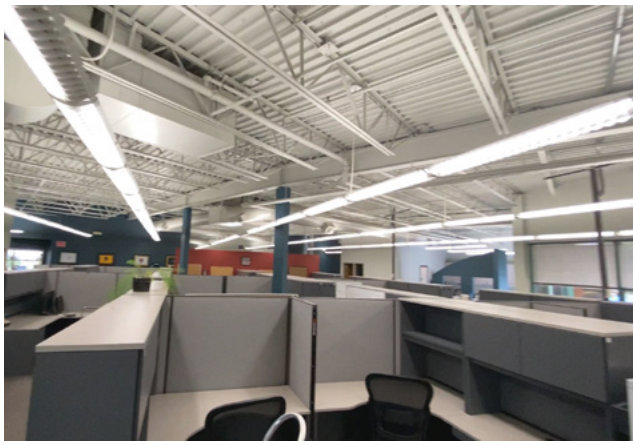
FLOOR PLAN



VIRTUAL TOUR
https://youtu.be/K2C5OfBRo7U







ONE OF A KIND STAND-ALONE,
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follow us



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