



NORTH WASHINGTON COMMERCE CENTER

**BUILDING B**  
**±37,000-87,995 SF**  
**AVAILABLE FOR LEASE**

**12625 LAFAYETTE STREET**  
THORNTON, CO 80241



**Joe Krahn**

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Executive Director  
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**Building B**

## Building Features

**BUILDING SIZE**  
163,686 SF

**SITE SIZE**  
14.49 Acres

**AVAILABLE SIZE**  
±37,000-87,955 SF

**SPRINKLERS**  
ESFR

**OFFICE SPEC SUITE**  
±3,083 SF

**POWER**  
3-Phase / 480 volt /  
1,400 amps

**BUILDING DEPTH**  
241'

**COLUMN SPACING**  
50' x 45' with 60'  
speed bay

**CLEAR HEIGHT**  
30'

**ZONING**  
PUD

**PARKING**  
143 stalls  
(1.64:1,000)

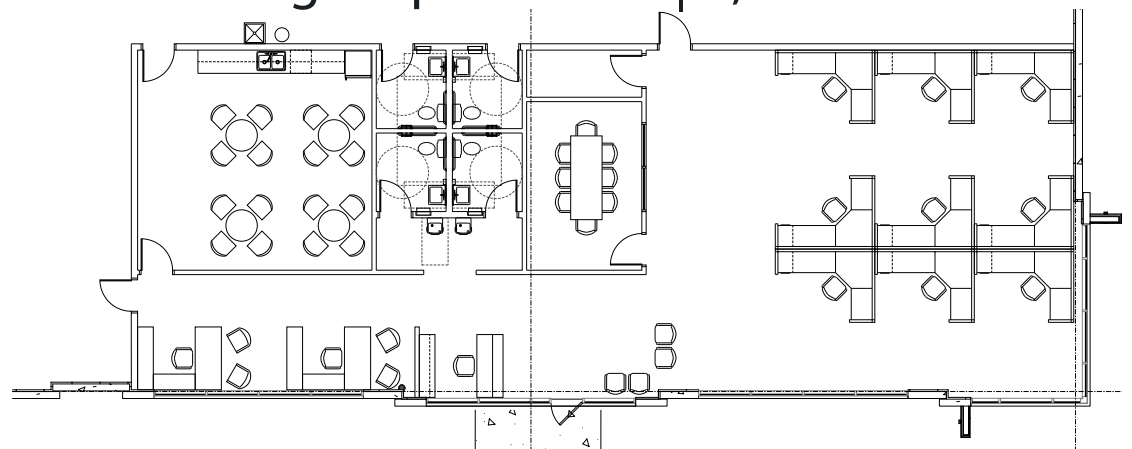
**LEASE RATE**  
To quote

**LOADING**  
18 dock high doors  
(9'x10')  
2 drive-in ramped  
doors (12'x14')





Building B Spec Office | 3,083 SF







## Drive Times

To I-25	3 Minutes
To I-25 & I-70	12 Minutes
Downtown Denver (Coors Field)	15 Minutes
Fort Collins	40 Minutes
Boulder	26 Minutes
Denver International Airport (DEN)	27 Minutes
RTD Eastlake Station	2 Minutes .5 Mile Walk

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