



NORTH WASHINGTON COMMERCE CENTER

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

12625 LAFAYETTE STREET
THORNTON, CO 80241



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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
52' x 45' with 60'
speed bay

CLEAR HEIGHT
30'

ZONING
PUD

PARKING
143 stalls
(1.64:1,000)

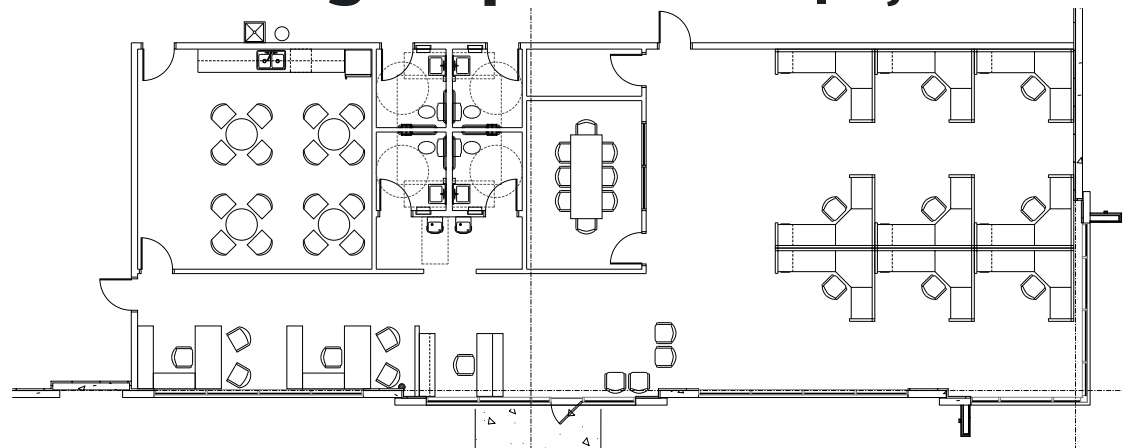
LEASE RATE
To quote

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

**ESTIMATED
OPERATING EXPENSES
(2025)**
\$4.78/SF

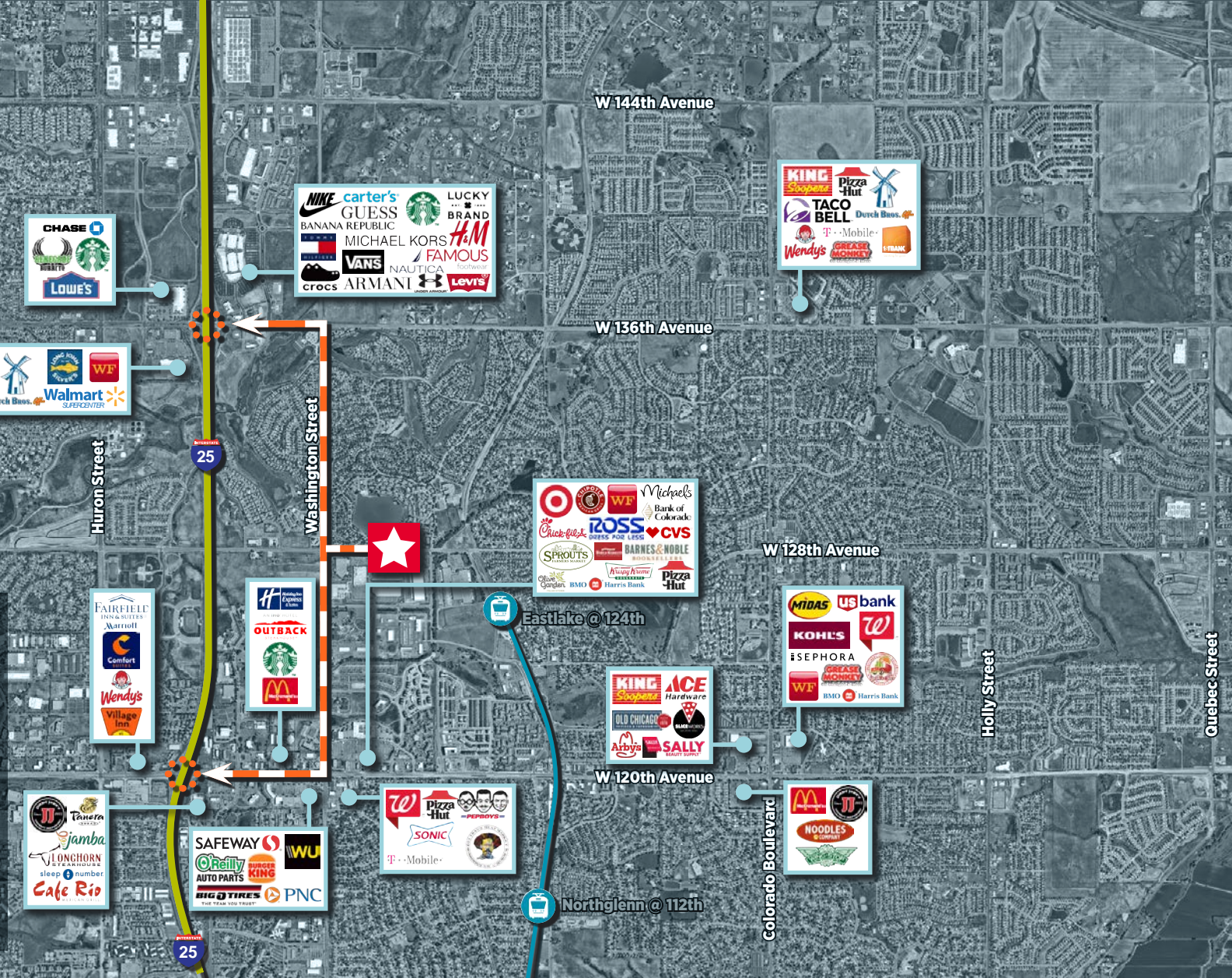


Building B Spec Office | 3,083 SF



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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