



www.deancallan.com

12405 GRANT STREET
THORNTON, COLORADO 80241

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 OR LEASE

Discover an outstanding opportunity at 12405 Grant Street, a premier stand-alone Class A office building with an integrated small warehouse, available for sale or lease in the vibrant North Metro Denver area. Ideal for owner-users or tenants, 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

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TORREY PATTERSON

Broker Associate

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LOCATION



TERMS

PRICE: \$3,990,000 (\$295.56/SF)

Address:

12450 Grant Street, Thornton, CO 80241

Square Footage:

13,500 RSF

Lease Rate:

\$18.00 / RSF / NNN

Property Tax:

\$7.50/SF (2025)

Parking:

66 Surface | 4.89/1,000 SF Ratio

Year Built:

1999

Available:

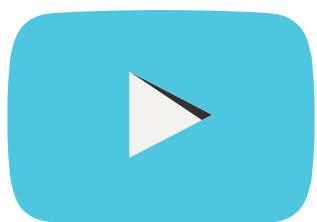
4th Quarter, 2026

PROPERTY FEATURES

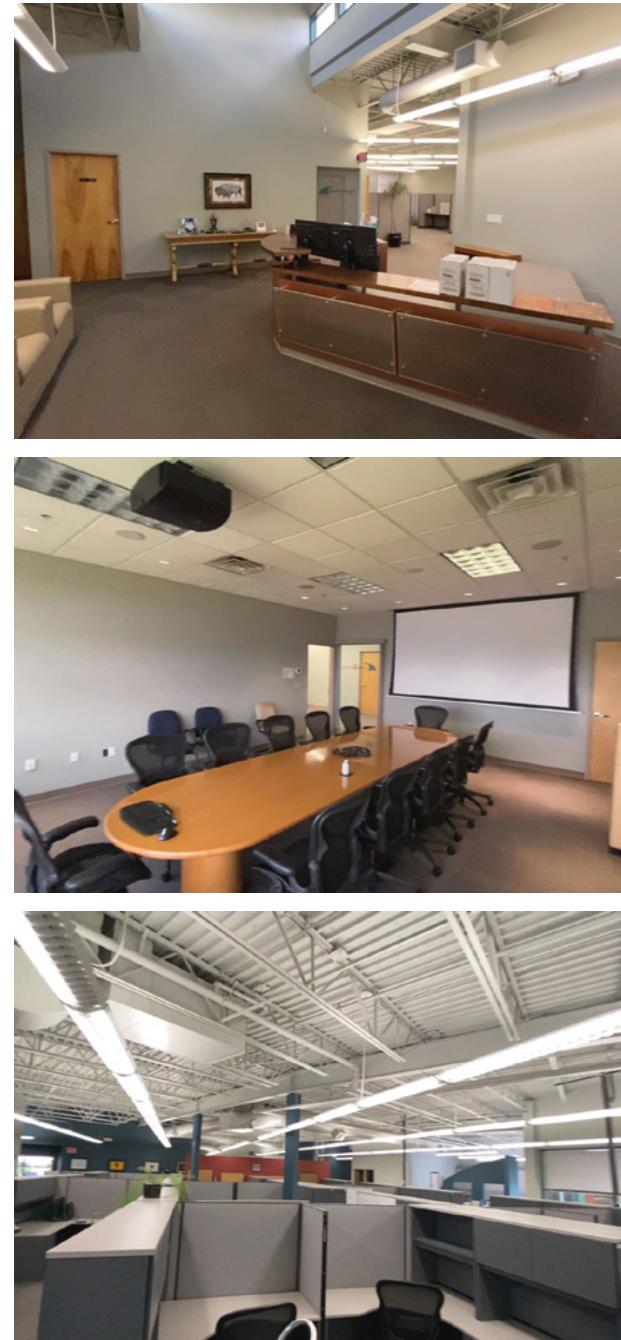
- Prime North Metro Denver location with seamless access from I-25 and 120th Avenue
- Stunning unobstructed views of the Front Range for an inspiring work atmosphere
- Versatile layout including a reception desk, multiple conference rooms, perimeter private offices, large bullpen area, kitchenette with 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 in the lease to facilitate a smooth transition
- 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>





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