



# 12405 GRANT STREET

## THORNTON, COLORADO 80241



[www.deancallan.com](http://www.deancallan.com)

**DEAN CALLAN**

**& COMPANY INC**

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1510 28th Street, Suite 200  
Boulder, Colorado 80303

303.449.1420 | [www.deancallan.com](http://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.**

12405 GRANT STREET



**DEAN CALLAN  
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**BRIT BANKS**

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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

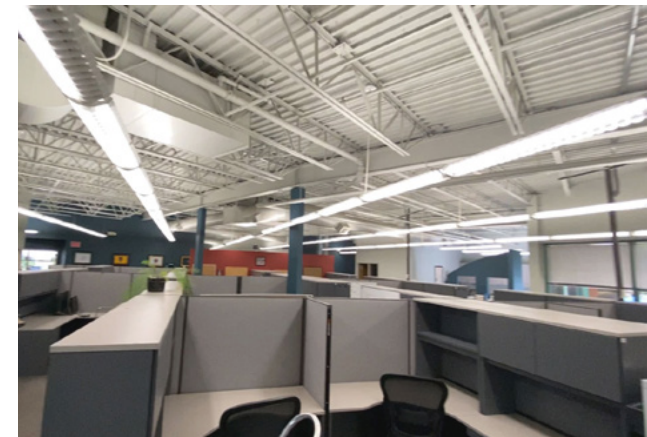
- Prime North Metro Denver location with seamless access from I-25 and 120th Avenue
- Stunning unobstructed views of the Front Range for an inspiring work atmosphere
- Versatile layout including a reception desk, multiple conference rooms, perimeter private offices, large bullpen area, kitchenette with 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/K2C50fBRo7U>



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