

PINNACLE AT WASHINGTON SQUARE

12295 Pennsylvania St | Units 2 & 3 Thornton, CO 80241



944-1,079 SF FLEX CONDOS FOR SALE & FOR LEASE



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

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THORNTON, CO 80241

AVAILABILITY

Sale Price: \$710,000 for both
Unit 2: \$345,000
Unit 3: \$365,000

Unit SF: 2,023 SF Total
Unit 2: 944 SF
Unit 3: 1,079 SF

Lease Pricing: Contact Broker
2025 Property Taxes Due in 2026:
Unit 2: \$9,390.48
Unit 3: \$10,733.52

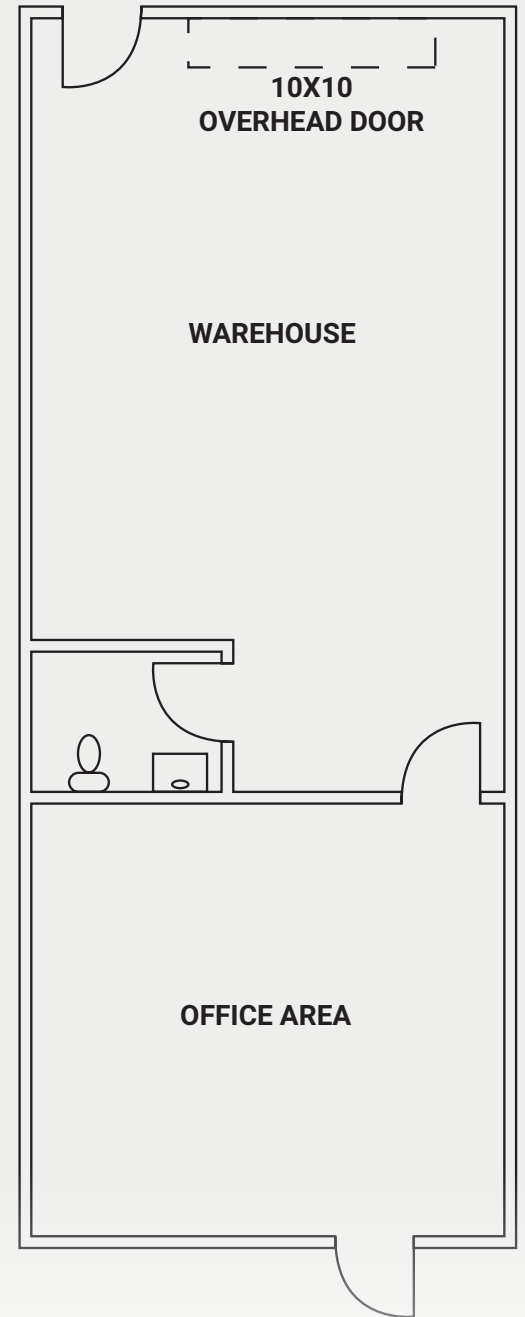
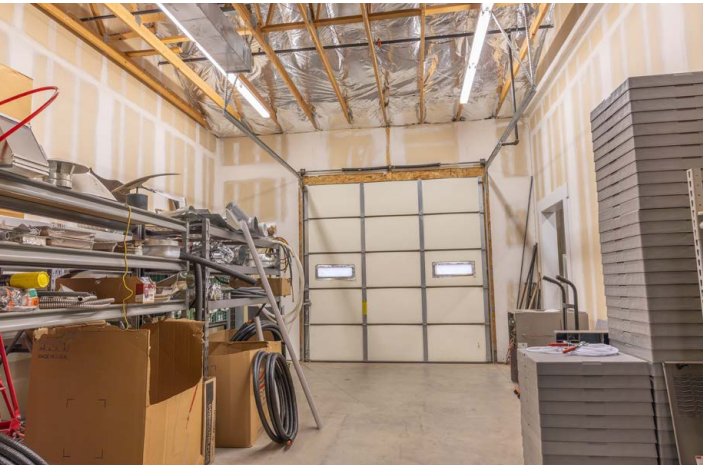
HIGHLIGHTS

- **DO NOT DISTURB! BUSINESS IS OPERATING. COORDINATE ALL TOURS THROUGH THE LISTING BROKER.**
- Efficiently built out office with two (2) 10-foot drive in doors. The units can be sold together or separate.
- Efficient design with a private office, lobby, warehouse, show room and more.
- Each unit has it's own ADA restroom
- Property features parking along the eastern side of the building that is shared among the other condo owners
- Well maintained owners association that simplifies property ownership
- Building signage allowed
- Professional co-tenant/owners that consist of HVAC businesses, construction companies, plumbing and more.



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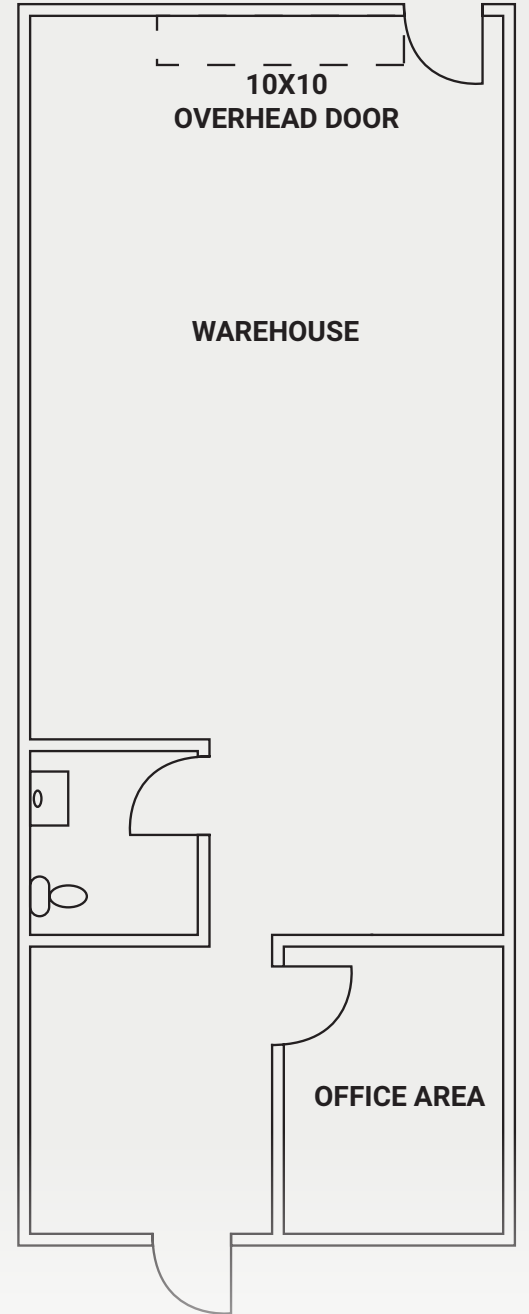
Units 2 - 944 SF



Disclaimer: Floor plans are provided for reference purposes only and should not be relied upon for accuracy or scale.

PINNACLE AT WASHINGTON SQUARE

Units 3 - 1,079 SF



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WEBSTER LAKE PROMENADE



WASHINGTON POINT

E. 120TH AVE. 40,705 VPD

PINNACLE AT WASHINGTON SQUARE

WASHINGTON ST.

Demographics

	1 Mile	3 Miles	5 Miles
Population	15,386	127,918	294,885
Average Household Income	\$100,326	\$125,380	\$129,856
Daytime Population	7,474	45,442	81,490

Source: CoStar

THORNCREEK CROSSING



NORTHGLENN 112TH



EASTLAKE & 124TH



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Disclaimer: The Interested Party acknowledges that any documents or information ("Materials") received from the Property Owner are provided solely for reference and review. The Property Owner makes no representations, expressed or implied, regarding the accuracy or completeness of these Materials. The Interested Party assumes full responsibility for evaluating all provided documents, which may include maps, schematics, and other property-related data. This includes, but is not limited to: (i) the structural integrity, condition, and features of the Property, including roofing, foundation, utilities, and landscaping; (ii) soil composition, geological factors, and groundwater conditions; (iii) the availability and adequacy of utility services; (iv) zoning, land use regulations, and development feasibility; (v) legal restrictions affecting the Property; (vi) adherence to applicable laws, codes, and regulations; (vii) potential environmental hazards on or near the premises; (viii) the quality of workmanship and materials in any existing structures; and (ix) the status of the Property's title. The Property Owner is not responsible for any conclusions drawn by the Interested Party based on these Materials. It is the sole duty of the Interested Party to conduct independent due diligence before finalizing any transaction. All documents are provided without warranty, and the Interested Party waives any claims against the Listing Agent and Property Owner regarding the accuracy or reliability of the information furnished.