



**CUSHMAN &
WAKEFIELD**

FOR LEASE

321 West 84th Avenue

Thornton, Colorado 80260



Great Office
Space Available!

Lease Rate
\$12.00/SF NNN

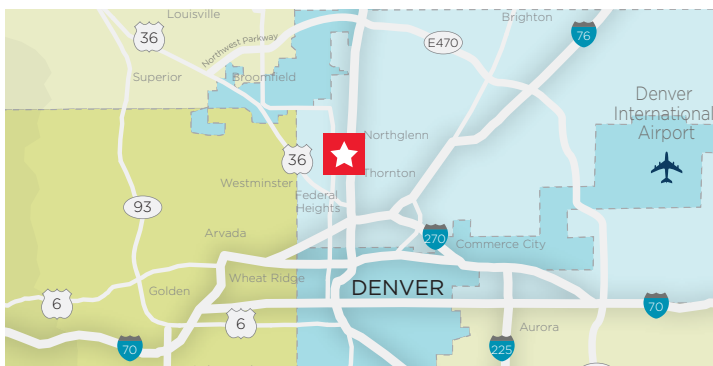
51,856 SF

Thornton,
Colorado

321 West 84th Avenue sits alongside I-25 with direct access to the highway from 84th Avenue making it very accessible. The office space is available to lease with the opportunity to occupy first and second floor space. 321 West 84th has exceptional visibility and building recognition with exposure to over 150,000 vehicles per day.

Property Highlights

- Parking: 380 Spaces
- 51,740 SF of warehouse also available
- Some office furniture available and in place (cubicles, desks, furniture, etc.)
- Highway exposure
- Direct highway access
- Private restrooms
- Elevators
- Open office space for workstations or collaborative space



Availability

Floor	Available SF	Lease Rate
1	21,788	\$12.00/SF NNN
2	30,068	\$12.00/SF NNN
Total	51,856	\$12.00/SF NNN

Traffic Counts

Esri, 2015

Intersection	Vehicles Per Day
I-25 and West 80th Ave	175,000
I-25 and West 86th Ave	157,000

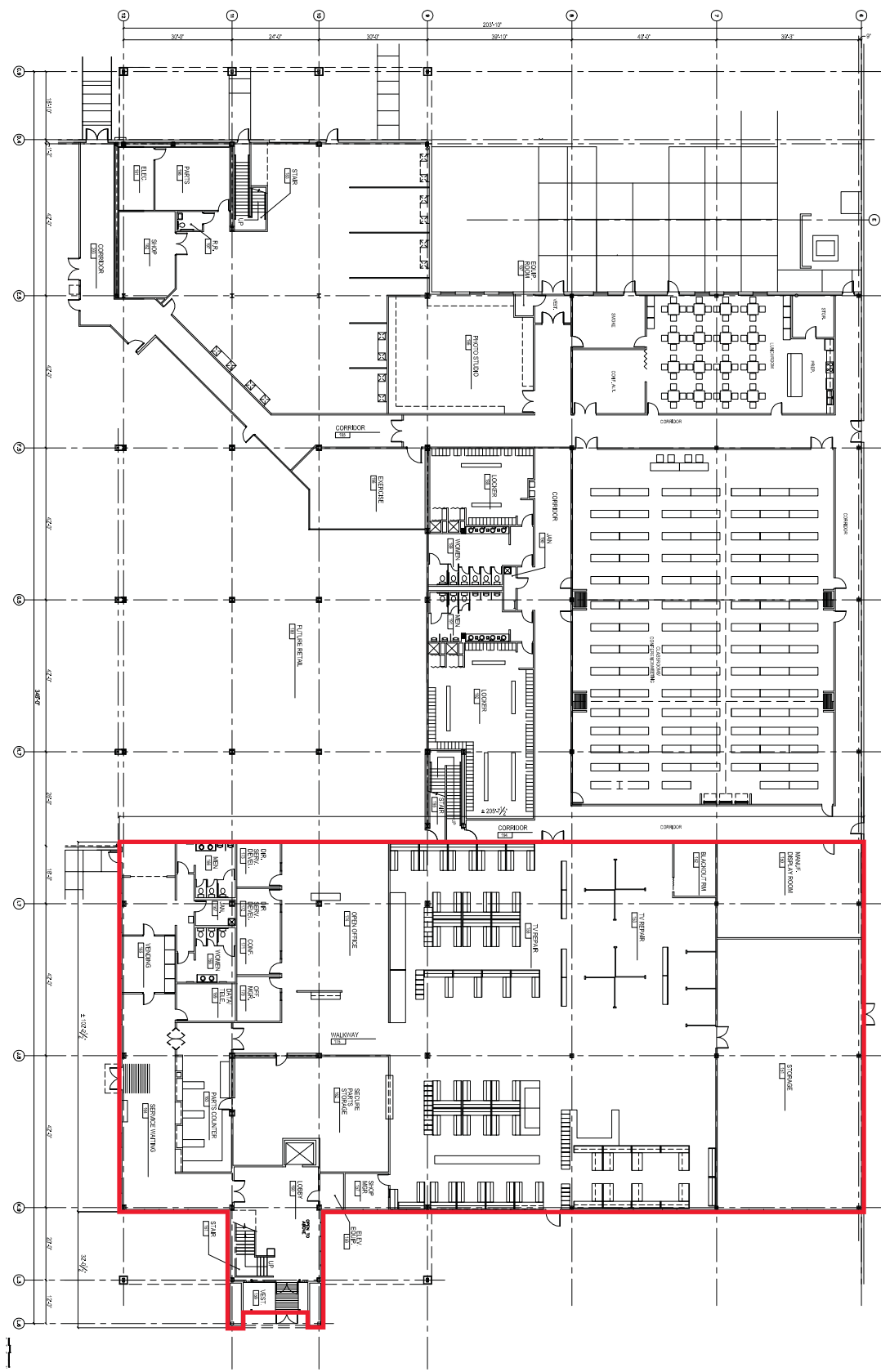
Demographics

Esri, 2015

	1 Mile	3 Miles	5 Miles
Population	21,601	133,207	309,741
Households	7,510	47,170	112,768
Average HH Income	\$48,377	\$53,699	\$60,327



First Floor: 21,788 SF

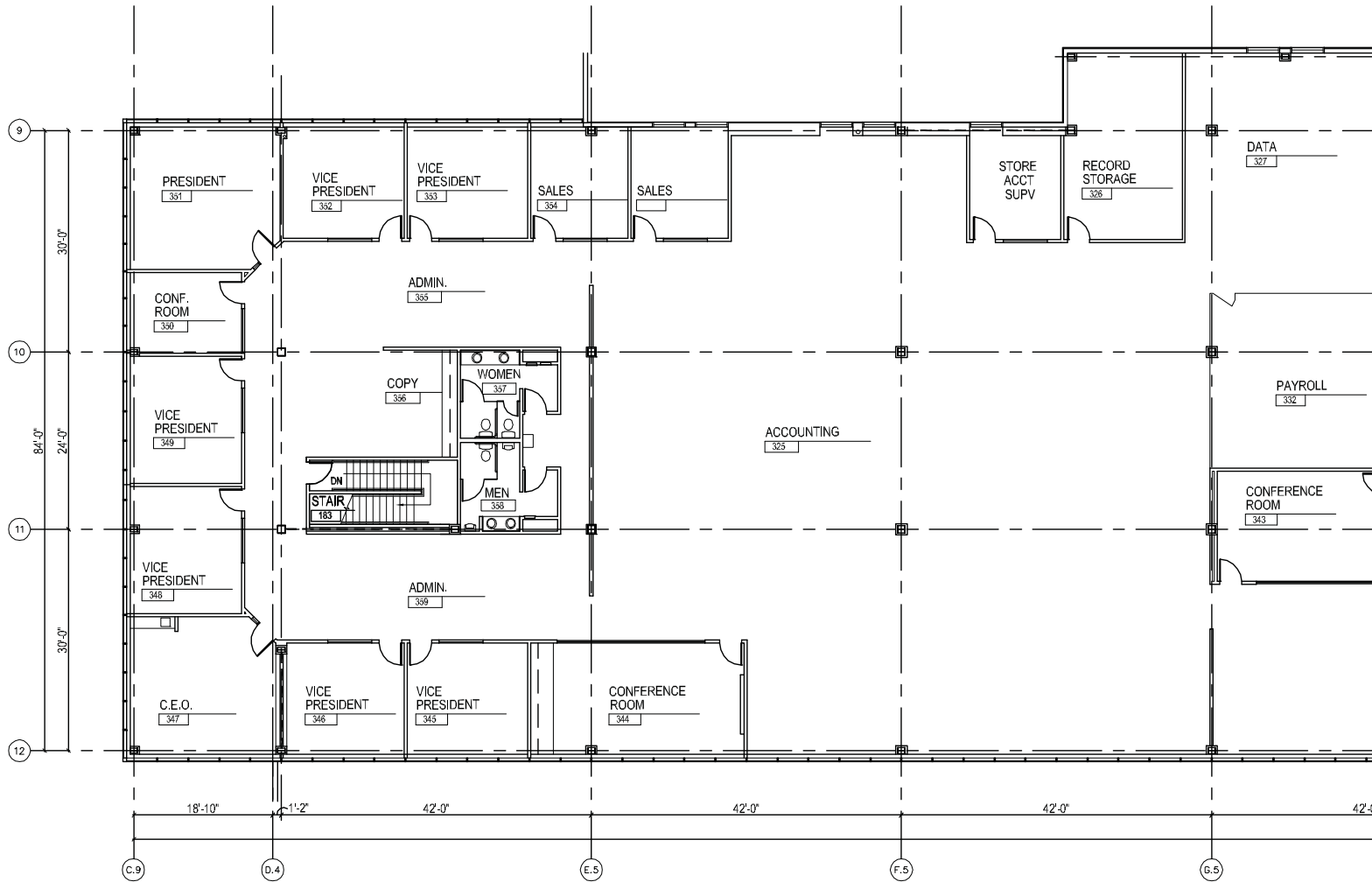


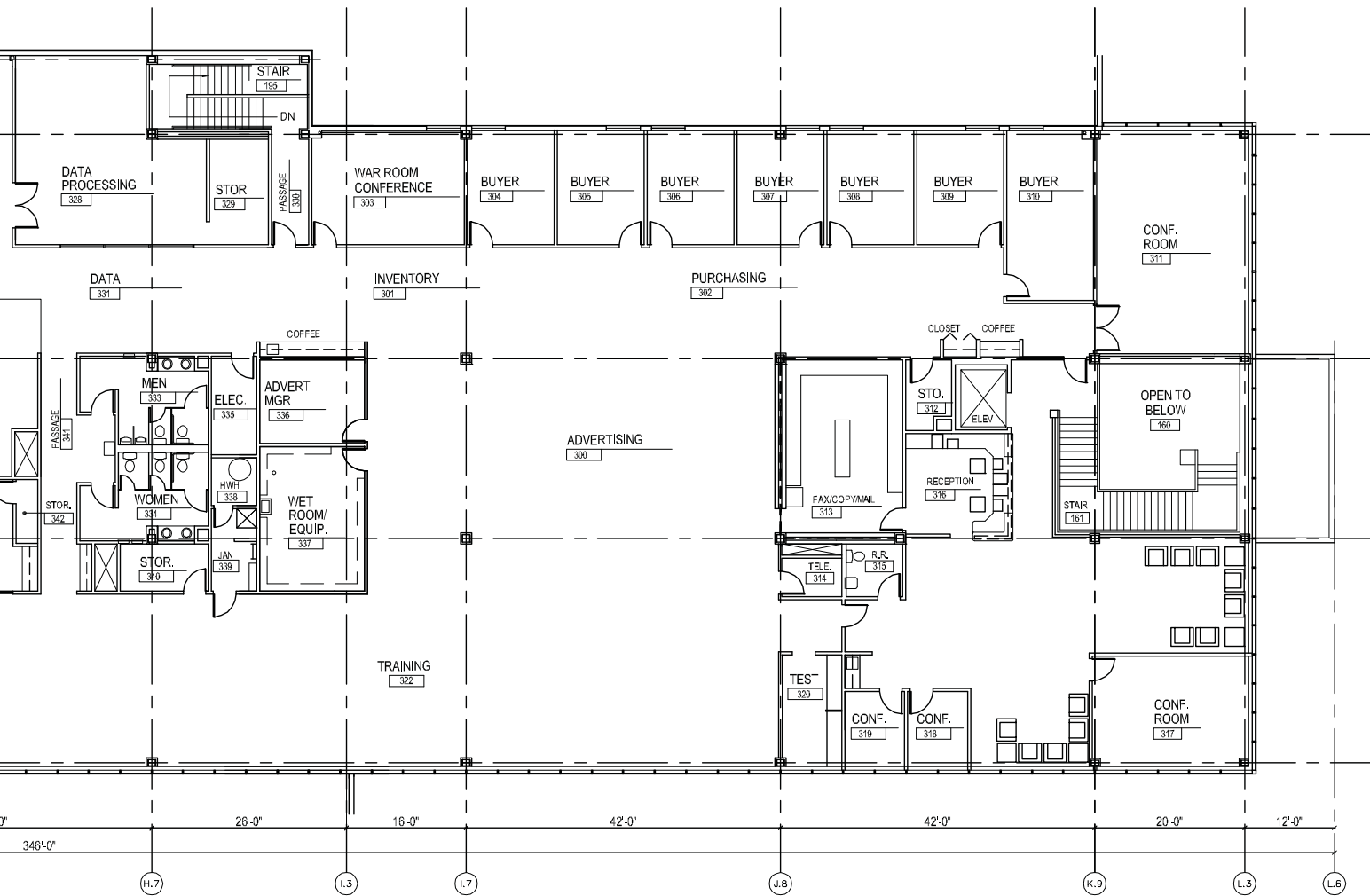


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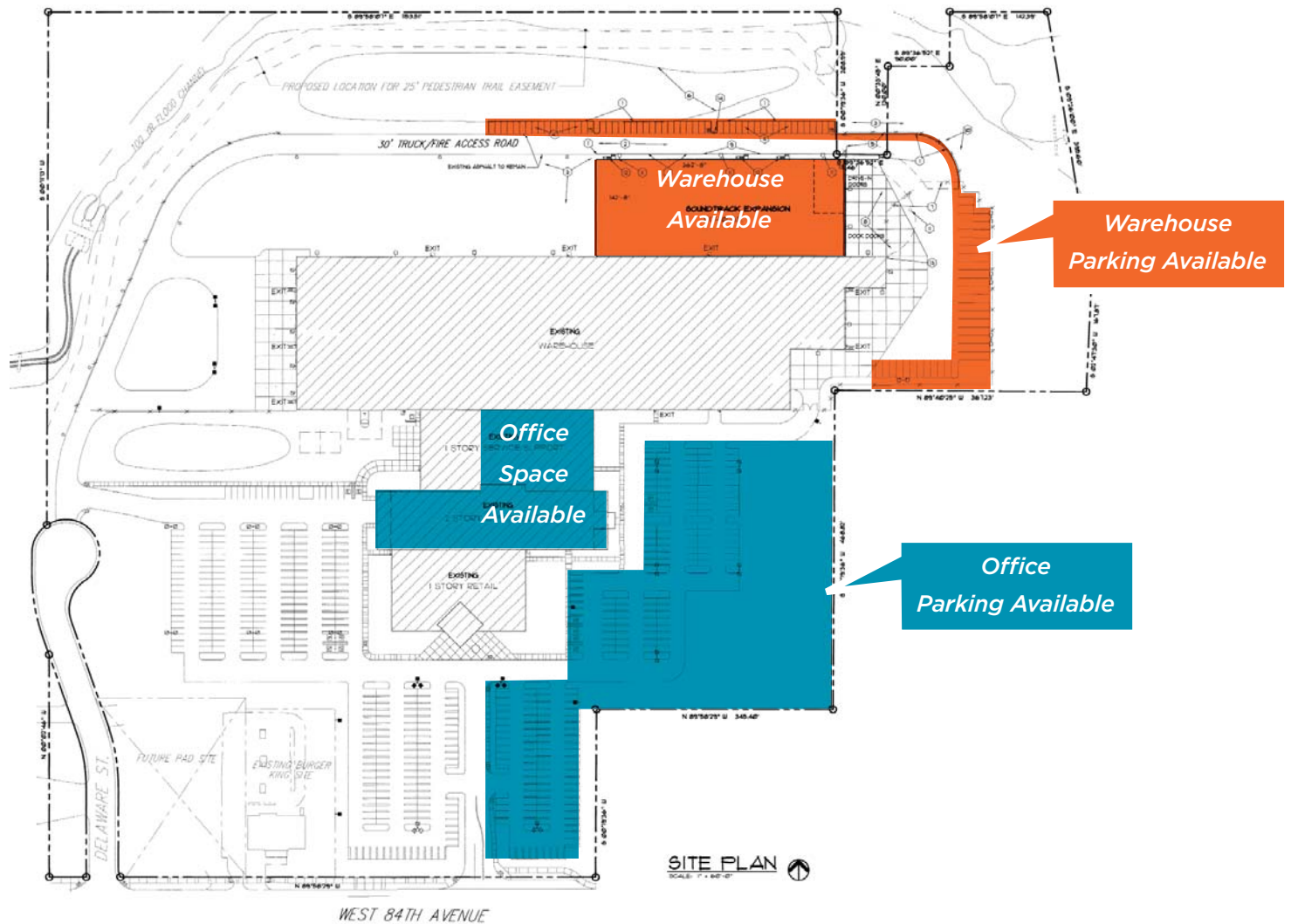
Second Floor: 30,068 SF

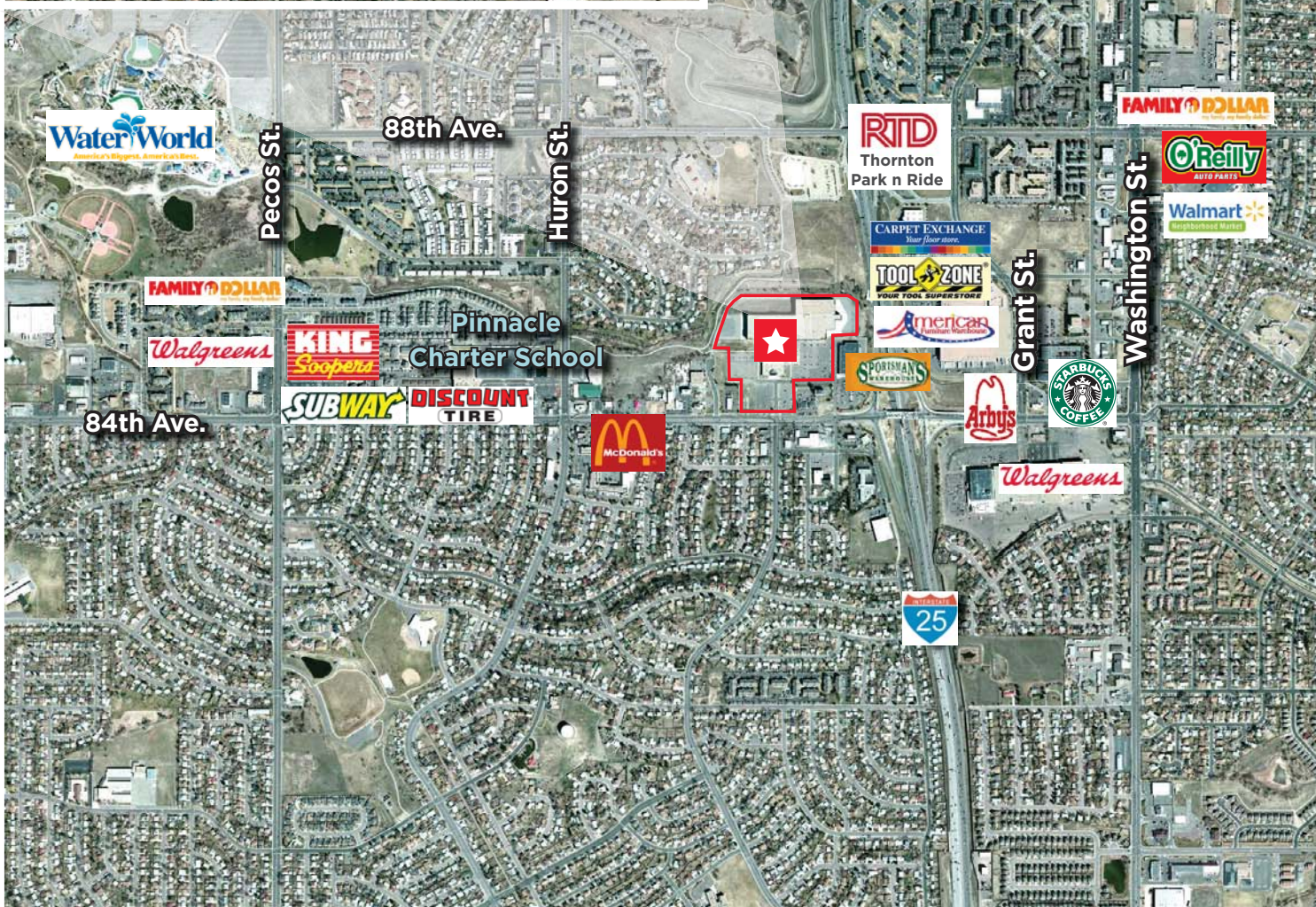






Site Plan





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