



NORTH WASHINGTON COMMERCE CENTER

BUILDING A

±37,653 SF
AVAILABLE FOR LEASE

1101 E 126TH AVENUE
THORNTON, CO 80241



Joe Krahn

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Matt Trone, SIOR

Executive Director
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Building A

Building Features

BUILDING SIZE
118,422 SF

AVAILABLE SIZE
±37,653 SF

OFFICE SPEC SUITE
±2,643 SF

BUILDING DEPTH
181'

CLEAR HEIGHT
30'

PARKING
62 stalls | 1.64:1,000

LOADING
10 dock high doors
(9'x10')
1 drive-in ramped
door (12'x14')

SITE SIZE
13.62 Acres

SPRINKLERS
ESFR

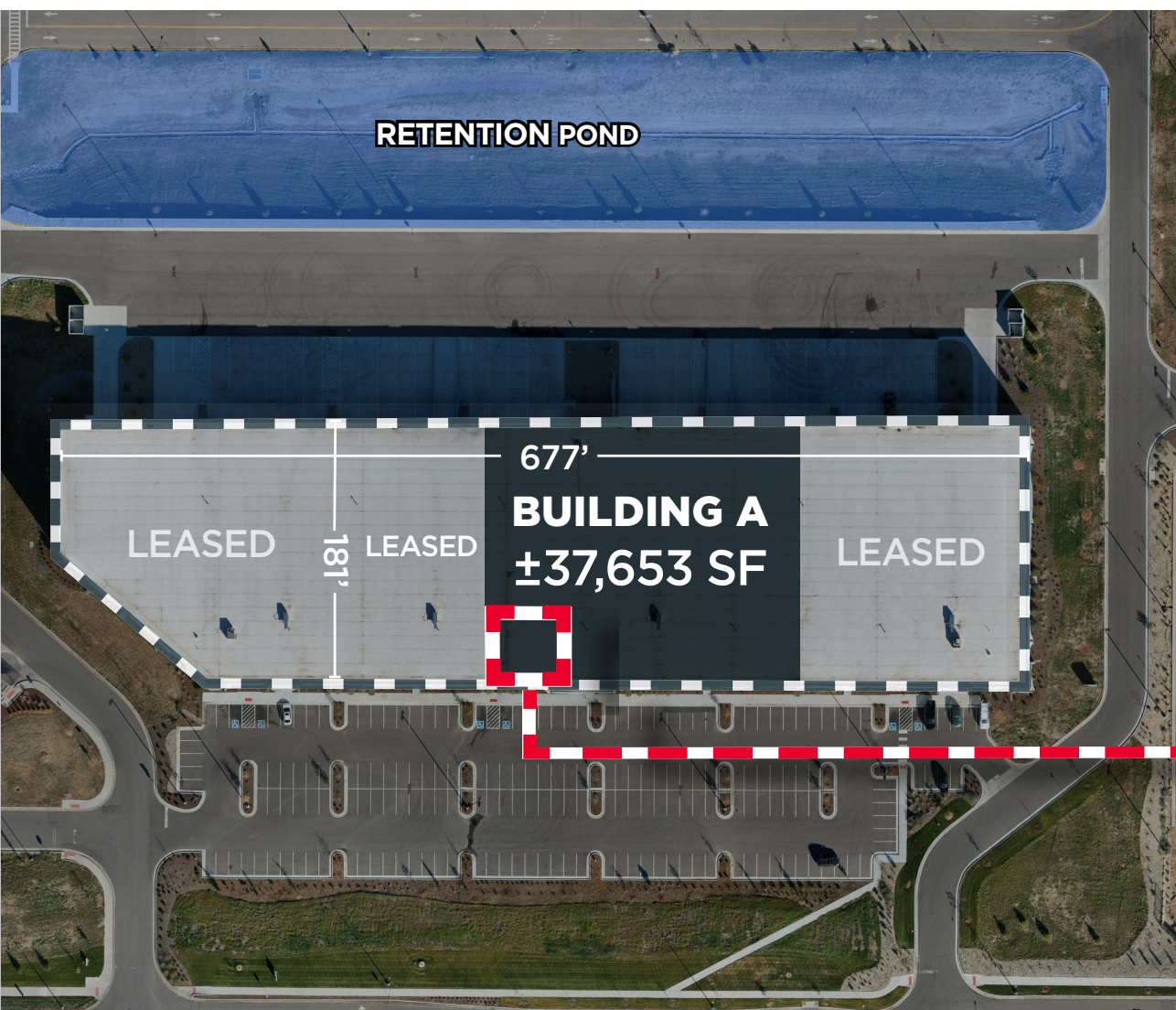
POWER
3-Phase / 480 volt /
1,500 amps

COLUMN SPACING
52' x 40' with 60'
speed bay

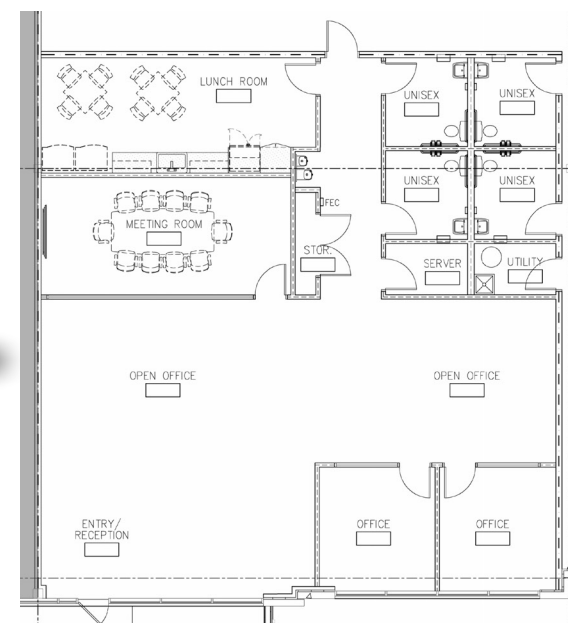
ZONING
PUD

LEASE RATE
To quote

**ESTIMATED
OPERATING EXPENSES
(2025)**
\$5.28/SF



Building A Spec Office 2,643 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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