



# NORTH WASHINGTON COMMERCE CENTER

FOR LEASE

## NORTH WASHINGTON COMMERCE CENTER

1101 E. 126TH AND 12625 LAFAYETTE STREET THORNTON, COLORADO 80241

**NEW SPEC OFFICE SUITES!**



**±28,196 - ±87,955 SQUARE FEET AVAILABLE**

Joe Krahn  
Director  
+1 303 312 4231  
joe.krahn@cushwake.com

Matt Trone, SIOR  
Executive Director  
+1 303 619 9487  
matthew.trone@cushwake.com

1401 Lawrence Street, Suite 1100 | Denver, Colorado 80202 | T +1 303 292 3700 | F +1 303 534 8270 | [cushmanwakefield.com](http://cushmanwakefield.com)





## Project Highlights

North Washington Commerce Center is North I-25 and North Metro Denver's newest and most exciting Class A industrial park. This multi-tenant park provides a variety of sizes, clear heights and loading options to optimize a company's operating efficiency. The project benefits from its proximity to I-25 with multiple access points, walking distance to light rail at Eastlake Station, and excellent retail amenities in the immediate area to serve employees.

The property is also located within an enterprise zone where tenants may qualify for investment, job training, R&D investment, and new employee tax incentives from the state.

**Available Size:** ±28,196 - ±87,995 SF

**Site Size:** 28.1 Acres

**Sprinklers:** ESFR

**Power:** 3-Phase  
480 volt  
2,000 amps

### Building A

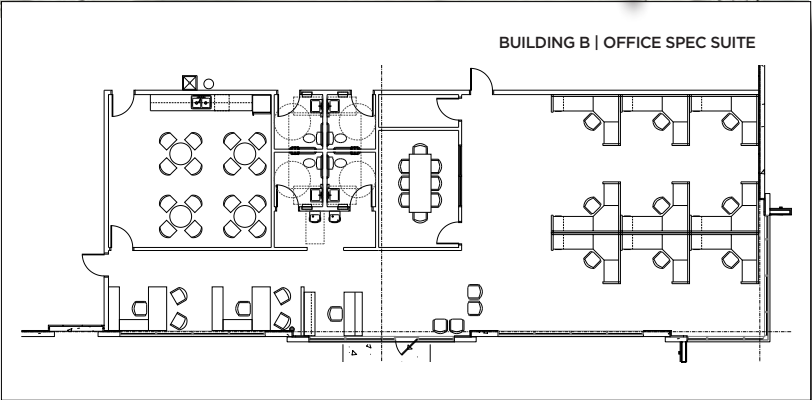
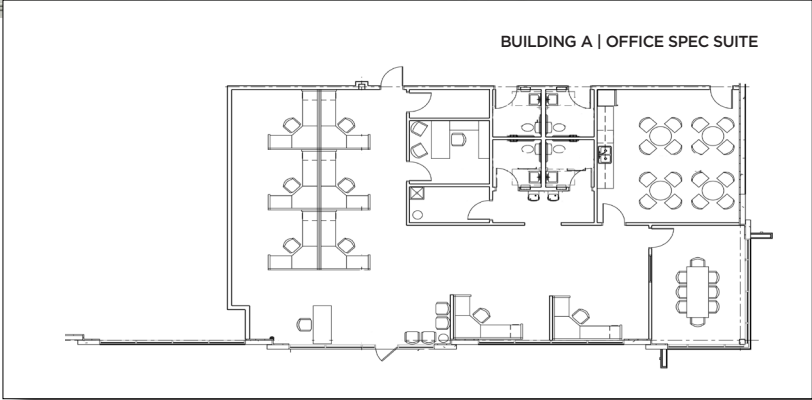
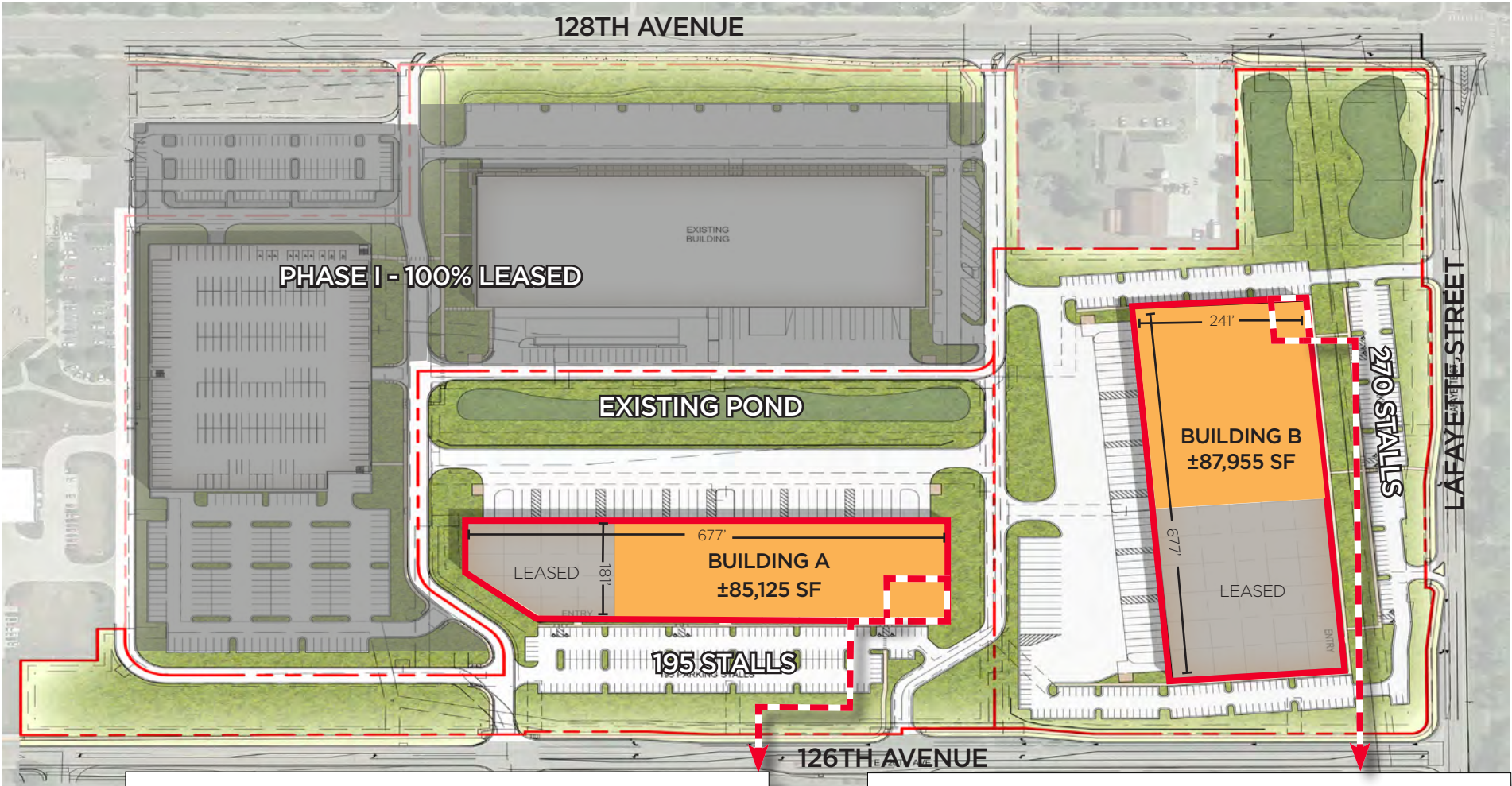
<b>Site Area</b>	13.62 Acres
<b>Building Size</b>	±118,422 SF
<b>Available</b>	±28,196 - ±85,125 SF
<b>Office Spec Suite</b>	±2,900 SF
<b>Building Depth</b>	677' x 181'
<b>Clear Height</b>	30'
<b>Parking</b>	195 Stalls
<b>Loading</b>	26 Dock-high doors (9' x 10') 4 Drive-in doors (12' x 14')

### Building B

<b>Site Area</b>	14.49 Acres
<b>Building Size</b>	±163,686 SF
<b>Available</b>	±37,000 - ±87,955 SF
<b>Office Spec Suite</b>	±3,083 SF
<b>Building Depth</b>	677' x 241'
<b>Clear Height</b>	30'
<b>Parking</b>	270 Stalls
<b>Loading</b>	35 Dock-high doors (9' x 10') 4 Drive-in doors (12' x 14')











# NORTH WASHINGTON COMMERCE CENTER

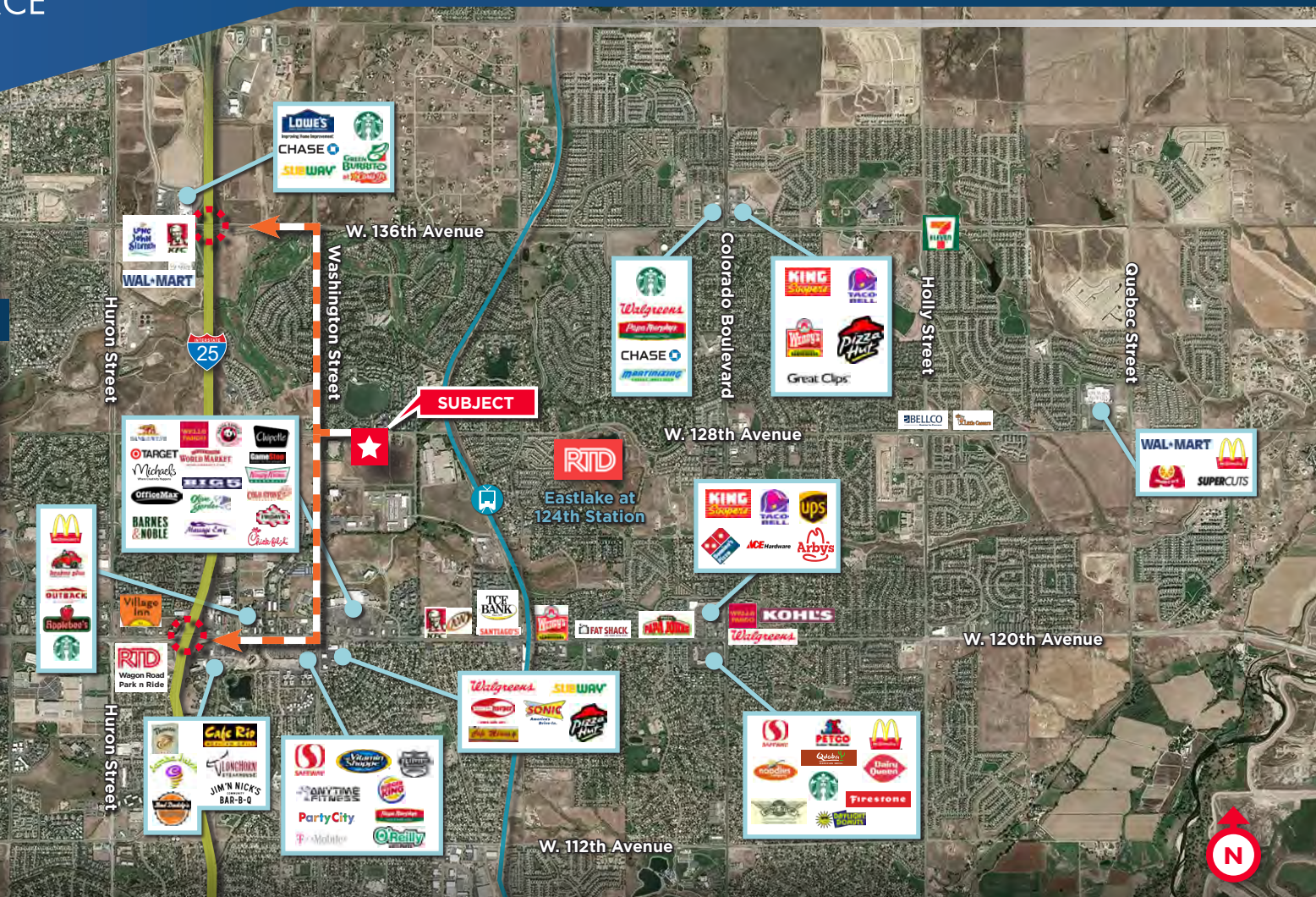
## NORTH WASHINGTON COMMERCE CENTER

1101 E. 126TH AVENUE & 12625 LAFAYETTE STREET THORNTON, COLORADO 80241

FOR LEASE

### 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



Joe Krahn  
Director  
+1 303 312 4231  
joe.krahn@cushwake.com  
1401 Lawrence Street, Suite 1100 | Denver, Colorado 80202 | T +1 303 292 3700 | F +1 303 534 8270 | cushmanwakefield.com

Matt Trone, SIOR  
Executive Director  
+1 303 619 9487  
matthew.trone@cushwake.com



©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.