



NORTH WASHINGTON COMMERCE CENTER

BUILDING A

±37,653 SF
AVAILABLE FOR LEASE

1101 E 126TH AVENUE
THORNTON, CO 80241



Joe Krahn

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

Matt Trone, SIOR

Executive Director
+1 303 619 9487
matthew.trone@cushwake.com





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

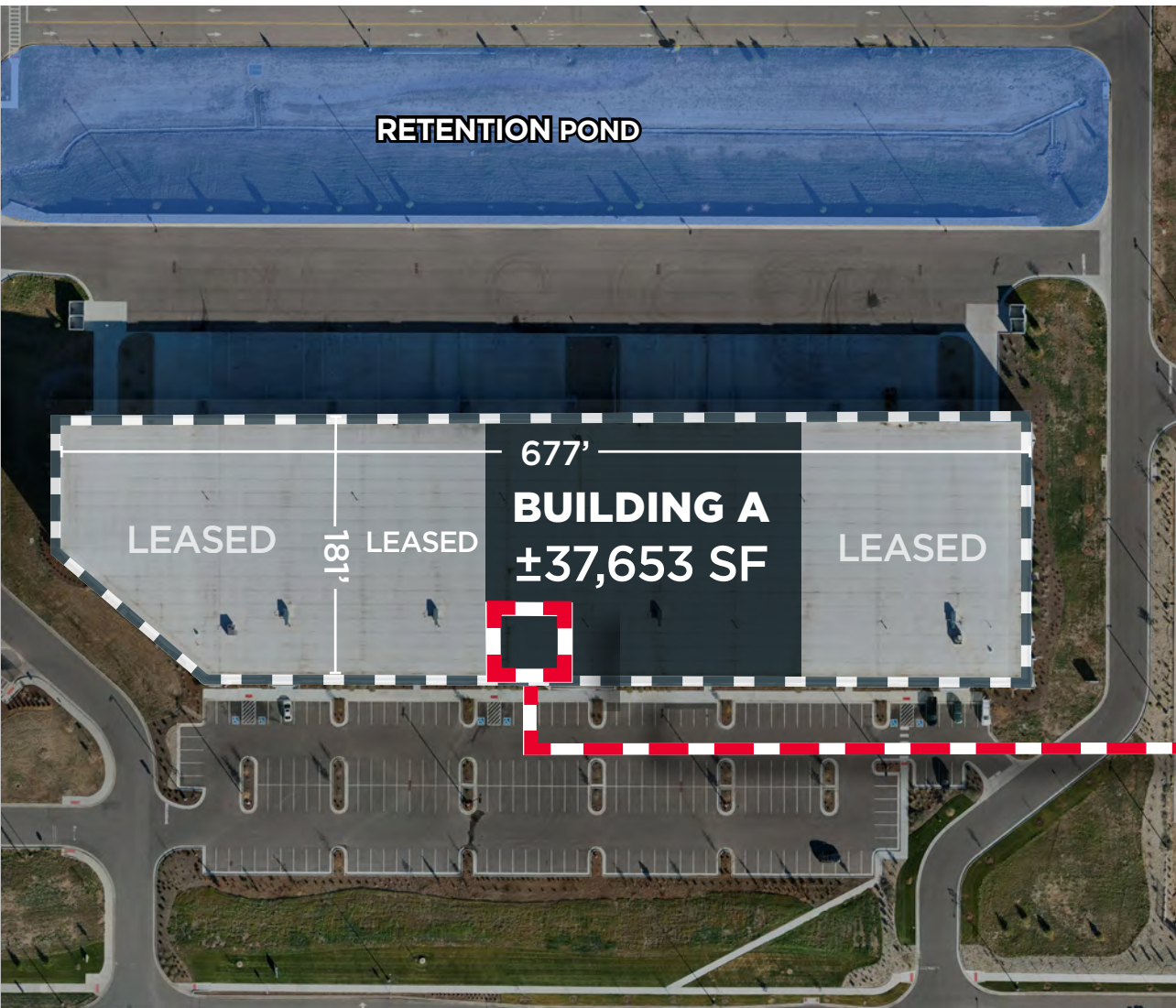
POWER
3-Phase / 480 volt /
1,500 amps

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

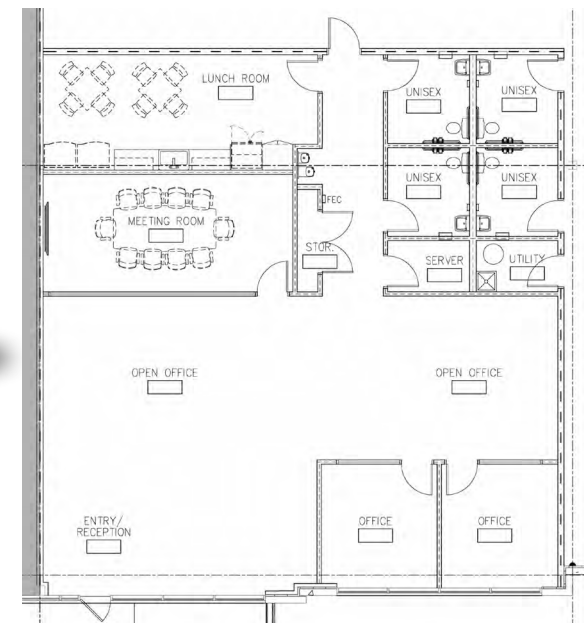
ZONING
PUD

LEASE RATE
To quote

**ESTIMATED
OPERATING
EXPENSES (2026)**
\$5.28/SF

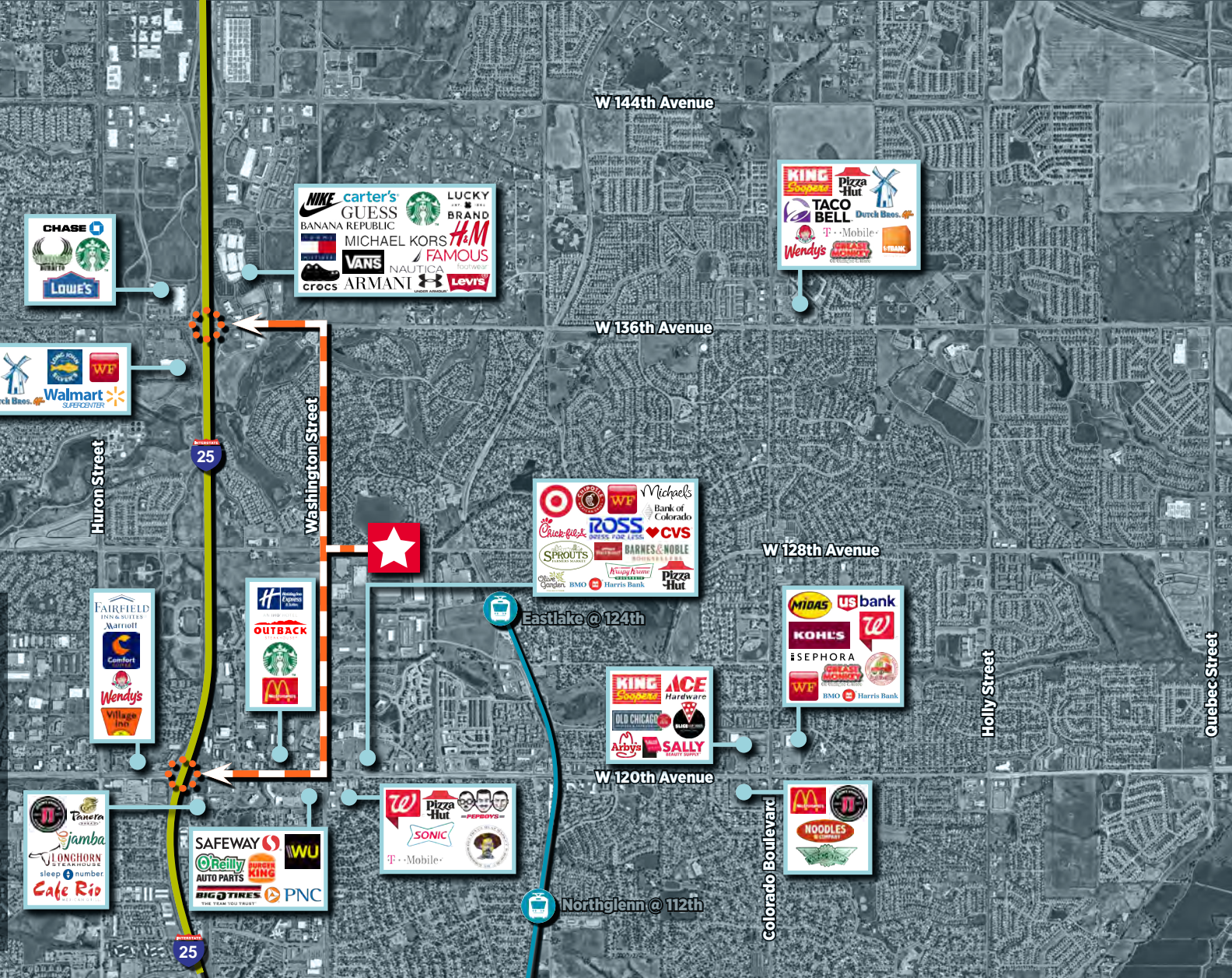


Building A Spec Office 2,643 SF



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



Joe Krahn

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

Matt Trone, SIOR

Executive Director
+1 303 619 9487
matthew.trone@cushwake.com

