



FOR LEASE

12,000 SF Recreation/Specialty Use W/ 40' Ceilings

9499 Washington St #A1 | Thornton, CO 80229



FREE SPAN W/ 40' CEILINGS

CONTACT:

GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.512.1156

gknott@uniqueprop.com

EARL DUFFY

SENIOR BROKER ASSOCIATE

303.512.2732

eduffy@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM



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OFFERING SUMMARY

Available SF:	12,000 SF
Office:	2,500 SF
City / County:	Thornton / Adams
Lease Rate:	\$8.00 SF/yr (NNN)
Lot Size:	28.0 Acres
Sprinklers:	Yes
ADA Restrooms:	Yes
Parking:	Abundant
Zoning:	Mixed Use

PROPERTY HIGHLIGHTS

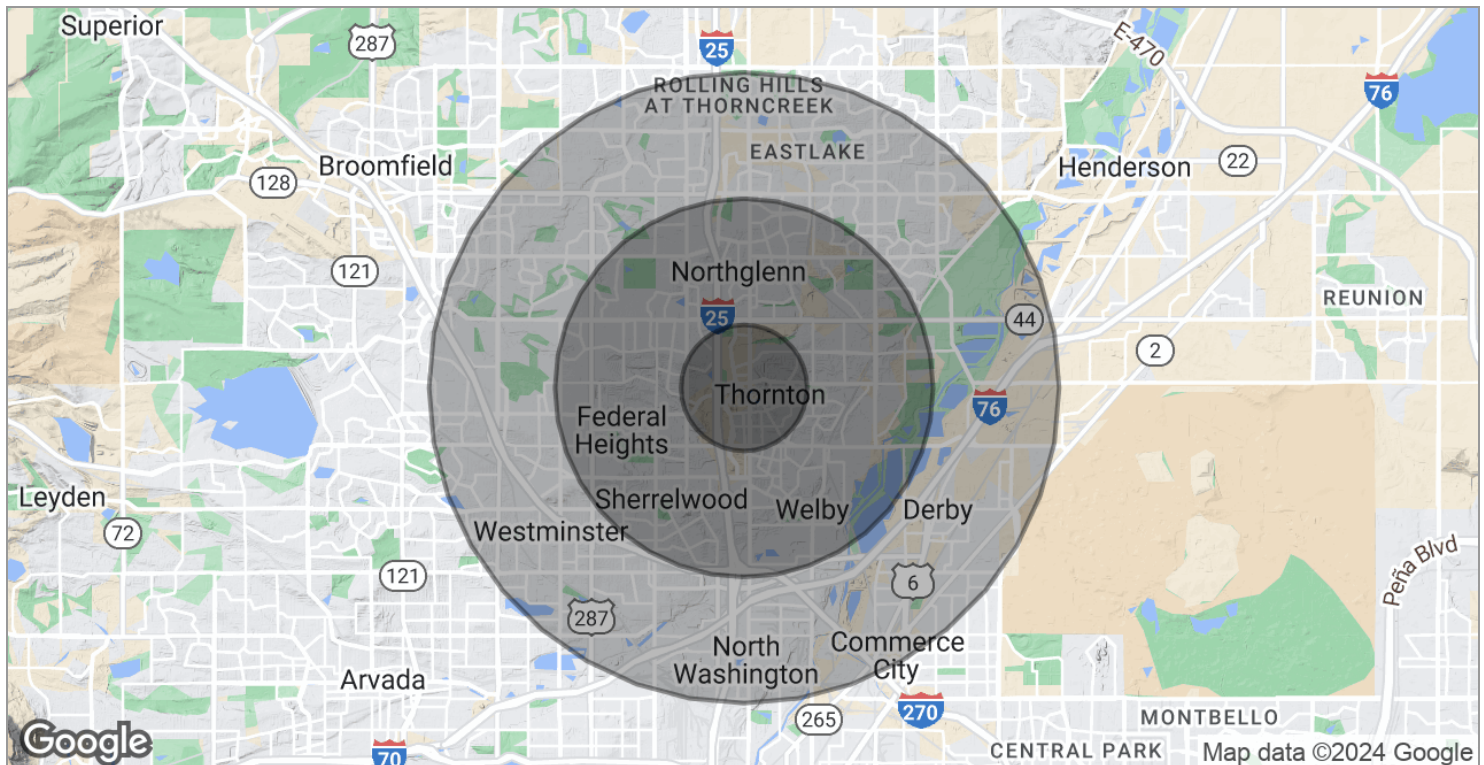
- Extremely rare space w/ 40' ceilings & assembly use approved
- Incredible Views
- Outside Area
- Ample Parking
- 40' Clear Ceilings
- Multiple Conference/Training Rooms and Offices
- ADA Restrooms





	1 MILE	3 MILES	5 MILES
Total households	5,249	52,939	104,561
Total persons per hh	2.8	2.8	2.8
Average hh income	\$52,486	\$54,685	\$63,195
Average house value	\$217,981	\$164,985	\$198,841

	1 MILE	3 MILES	5 MILES
Total population	14,908	146,657	288,432
Median age	30.0	32.5	33.4
Median age (male)	30.3	32.0	32.8
Median age (female)	29.7	33.2	34.2



* Demographic data derived from 2020 ACS - US Census