



For Lease

10001 N. Washington Street
Thornton, CO 80229

Medical Office Space



Enclosed, private patio

- Outdoor space for staff
- Bright natural light throughout



Open and bright, double-door entry

- Easy patient access from parking lot through 1st floor entrance
- Suite entrance right off lobby entry



Property Features	
Building SF:	10,785 RBA
Stories:	2
Available SF:	1,427 RSF
Parking Ratio:	+5 spaces/1,000 SF
Traffic Count:	±23,234 ADT along N. Washington St.
Signage:	Monument and suite directory
Highlights:	Two (2) points of ingress/egress for ease of patient and employee parking and traffic flow. Ample natural light throughout

For more information, contact:

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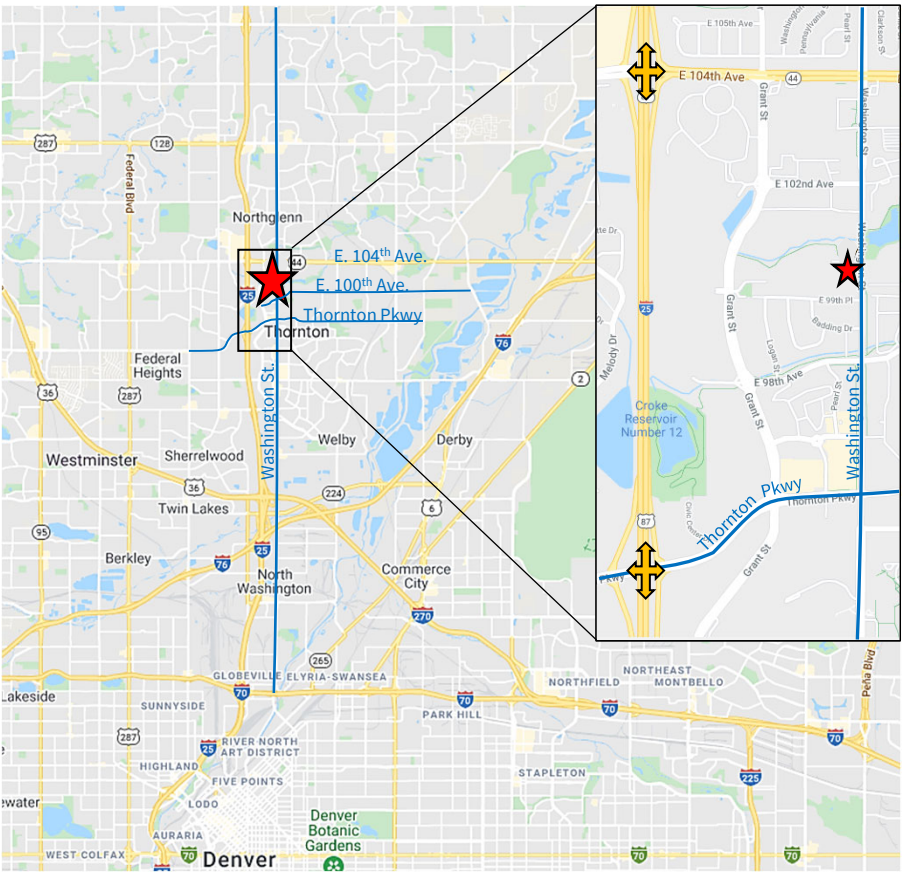
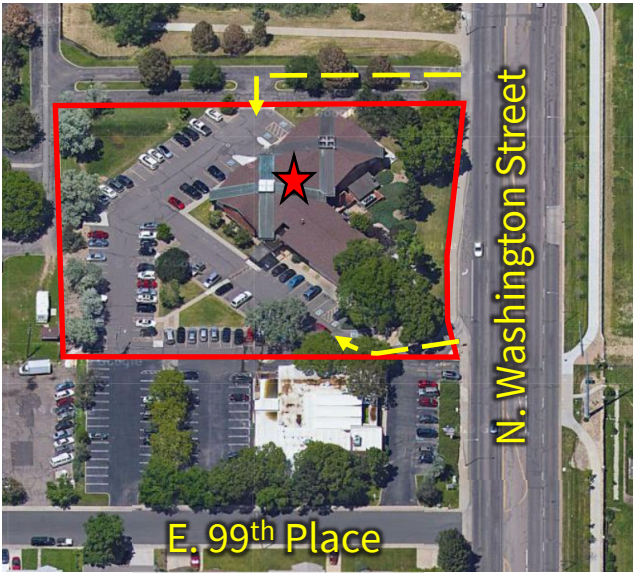


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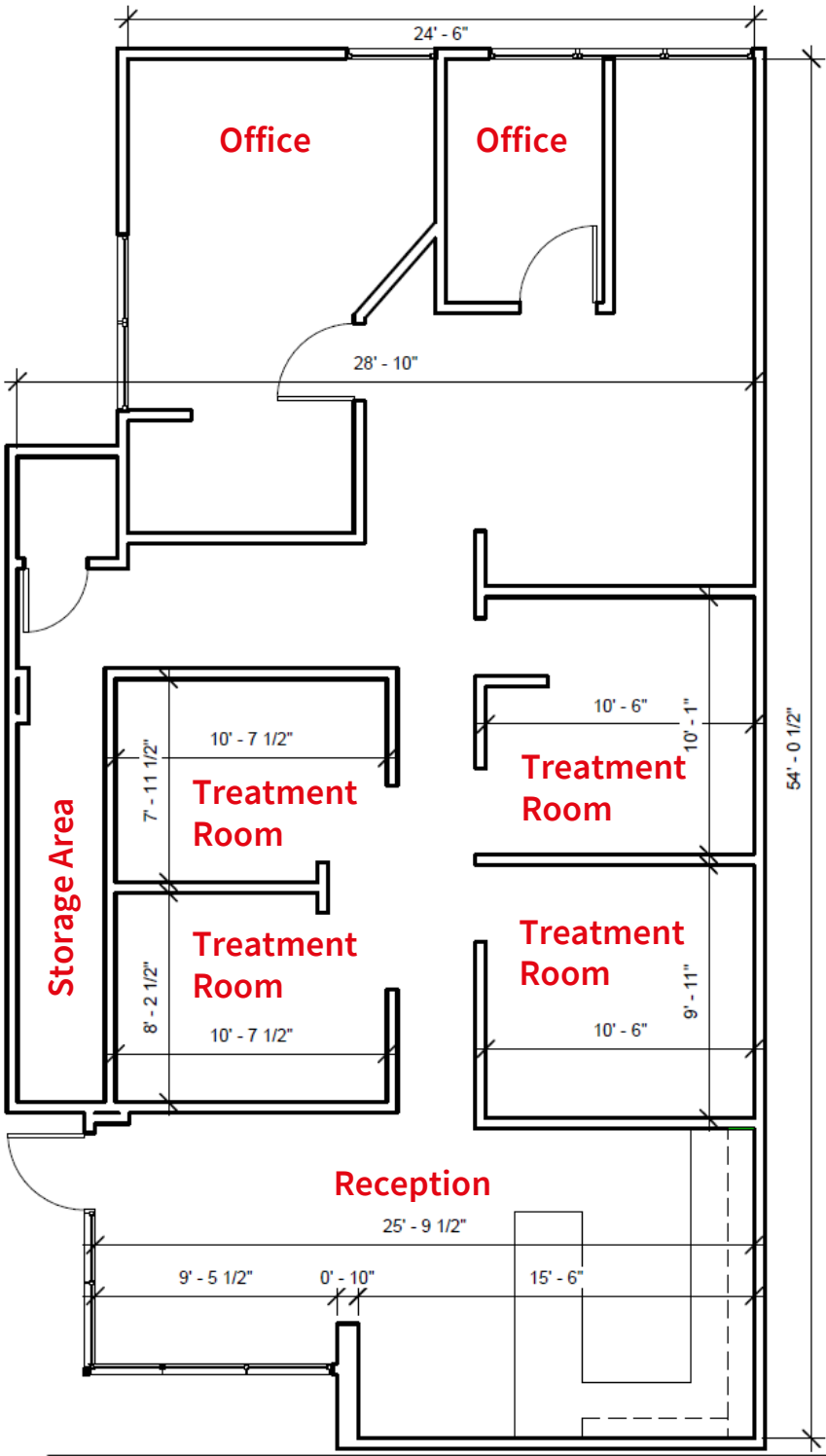


For Lease

Quick, easy access to I-25 north/south ramps via 104th Ave. (north) or Thornton Parkway (south).
±7.25 miles to I-70; ±10.2 miles to Denver's CBD; and ±26.2 miles to DIA.



Potential Floor Plan and Space Details



Space Details	
Suite:	3
RSF:	1,427 RSF
Base Rate (NNN):	\$17.75/SF
Term:	Flexible

Medical Office Space:

- Open reception area, ample seating
- Fully air-conditioned space
- Four (4) treatment rooms
- Designated, large lab area
- Two (2) private offices
- Abundant natural light throughout
- Views of courtyard from suite

