

Flexible Medical Office Space For Sale or Lease

9025 GRANT STREET, THORNTON, COLORADO 80229



Overview

15,647 SF two-story building in Thornton's established medical corridor. The main floor is move-in ready with exam rooms, nurse stations, therapy areas, and open workspace. The second floor is occupied by a therapy group that can remain under a lease back or vacate for full building use.

Opportunity Options

- Owner-User: Occupy part of the building with rental income
- Investor: Value-add potential or long-term hold
- Full User: Operate across both floors with a medical-ready build-out

Why It Stands Out

- High visibility from I-25 with monument signage
- Modern glass atrium lobby
- Abundant surface parking

Highlights

- Ideal for Medical or Medical Related Uses
- Flexible Floorplan
- Located in Established Medical Corridor
- Prominent Signage
- Ample Parking
- Additional 2 Car Garage/Storage On-Site

Property Details



Sales Price
\$3,100,000



Building Size
16,756 SF



Lease Rate
\$18.00 - \$20.00 SF/YR (NNN)



Space Available
1,009 - 16,756 SF



NNN Rate
\$11.63/SF/YR



Lot Size
1.93 Acres



Parking Ratio
5.88/1,000 SF



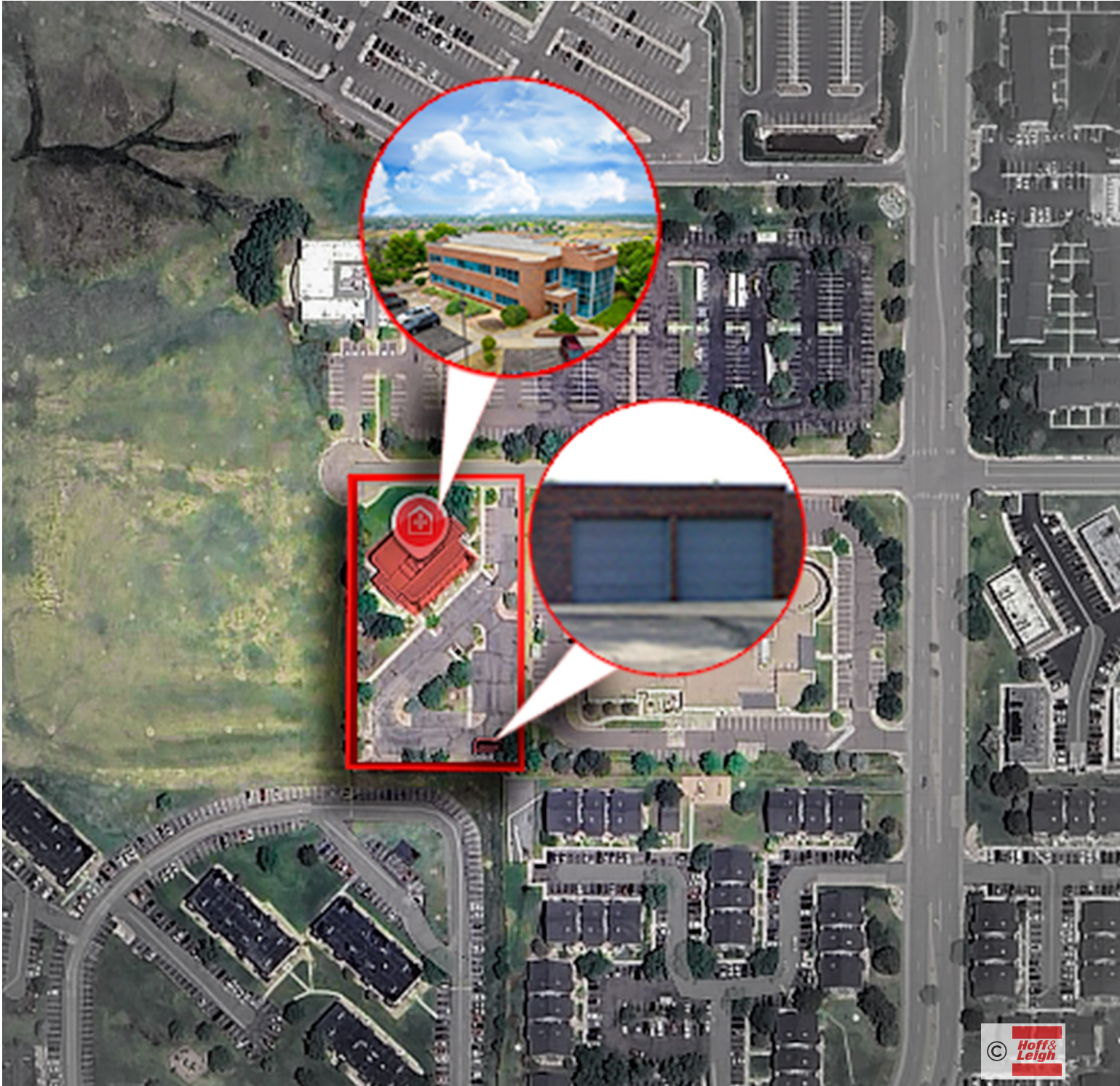
Zoning
CC, Thornton

Unit:	Size:	Lease Rate:
101	4,707 SF	\$18.00 SF/YR (NNN)
102	2,059 SF	\$20.00 SF/YR (NNN)
103	1,009 SF	\$20.00 SF/YR (NNN)
Entire 1st Floor	8,000 SF	\$18.00 SF/YR (NNN)

Rev: November 7, 2025

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Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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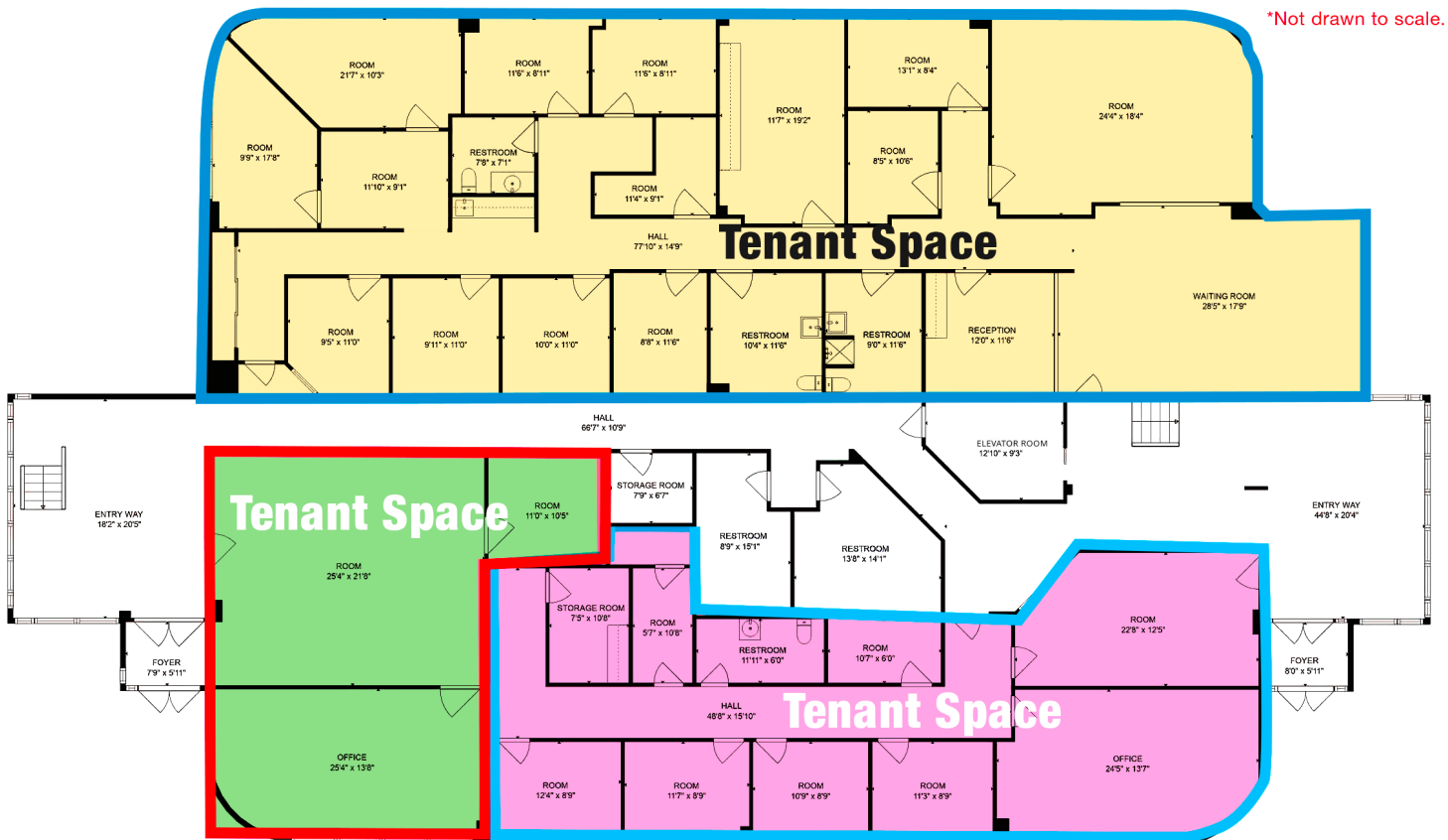
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*Not drawn to scale.

Note: Non-highlighted spaces are the common areas.

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DEMOGRAPHICS



155,076
Population



35.2
Median Age



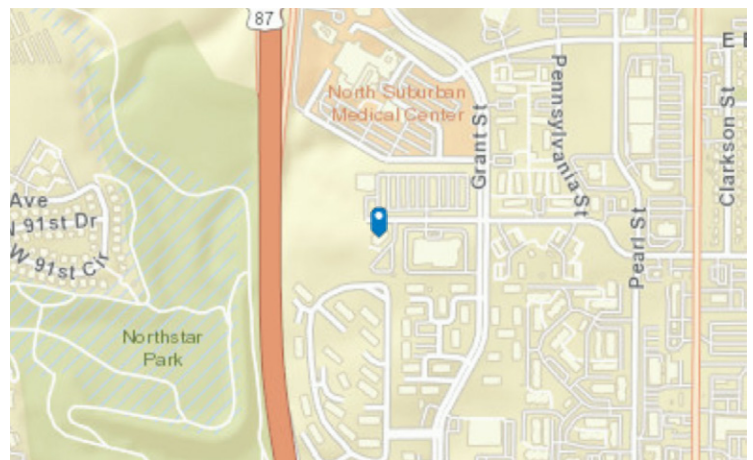
2.8
Average Household Size



\$83,056
Median Household Income

TRAFFIC COUNT

Nearest Cross Steet	VPD	Distance (mi)
Russell Blvd	11,000	0.1
N Suburban Medical Ctr Parking Lot Rd	8,985	0.2
Russell Blvd	8,297	0.2
W 88th Ave	177,000	0.2
Grant St	15,196	0.2



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