 **JLL** SEE A BRIGHTER WAY

# Condos For Sale

Office | Flex | Medical  
**SPROCKET**

11411 Business Park Cir, Firestone, CO 80504





**SPROCKET** is Entasis Group's newest, state-of-the-art development in Firestone, Colorado with direct I-25 visibility. There are three units remaining for sale ranging from 2,029 - 6,087 SF catering to a variety of office, flex, and medical users.

### **Property Highlights**

- Three units available For Sale totaling 2,029 SF
- Spec Suite (Unit 900) Complete!
- Each unit features private patio with screen
- Flexible Employment Center & Regional Commercial Zoning

### **Amenities**

- Abundant nearby retail amenities off Firestone Blvd & I-25
- Four Hotels within walking distance
- Within a 30-minute drive of Denver, Loveland, and Boulder
- Located in the affordable town of Firestone with a population of 19,300 and average household income of \$109,246
- Adjacent to St. Vrain State Park and various other outdoor amenities.

Developed by Entasis Group who has completed dozens of commercial and residential projects throughout Colorado and has the ability to assist with architectural design and tenant buildout to meet the needs of any potential customer.

## Upgradeable Spec Options

### Kitchen

- Stainless steel sinks
- Upper and lower cabinets (Wood grain thermofoil or White glass slab)
- Quartz Tops (Gray or White)
- Designer Lighting
- Wood slat ceiling

### Specs & Features

- Plug & Play with all furniture included
- 18' Clear height within each unit
- 1,494 SF on First Floor with 535 SF Mezzanine in each unit
- 3.4/1,000 SF Parking Ratio (7 Spaces per unit)
- One Skylight per unit
- Two private offices and conference room

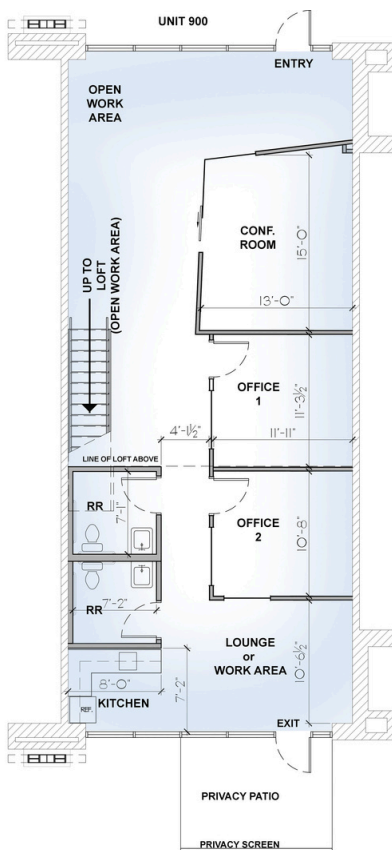
### Exterior

- Private outdoor patio (8'X8') with sliding glass doors
- Large (3'X8') entry door with aluminum pull
- Monument signage (Entrance and rear of unit)

### Bathroom

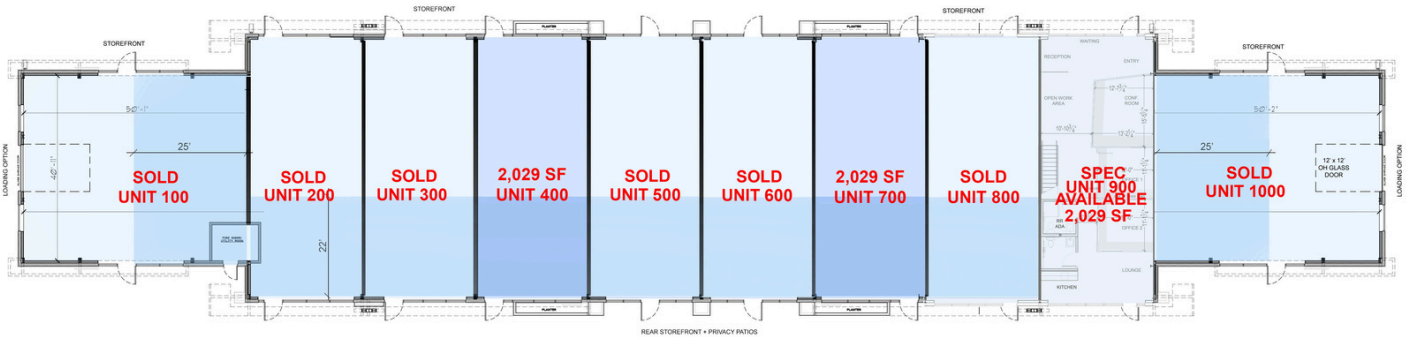
- Two ADA bathrooms with sink and chrome faucet
- Tile flooring and walls

[Click to view Spec Unit](#)



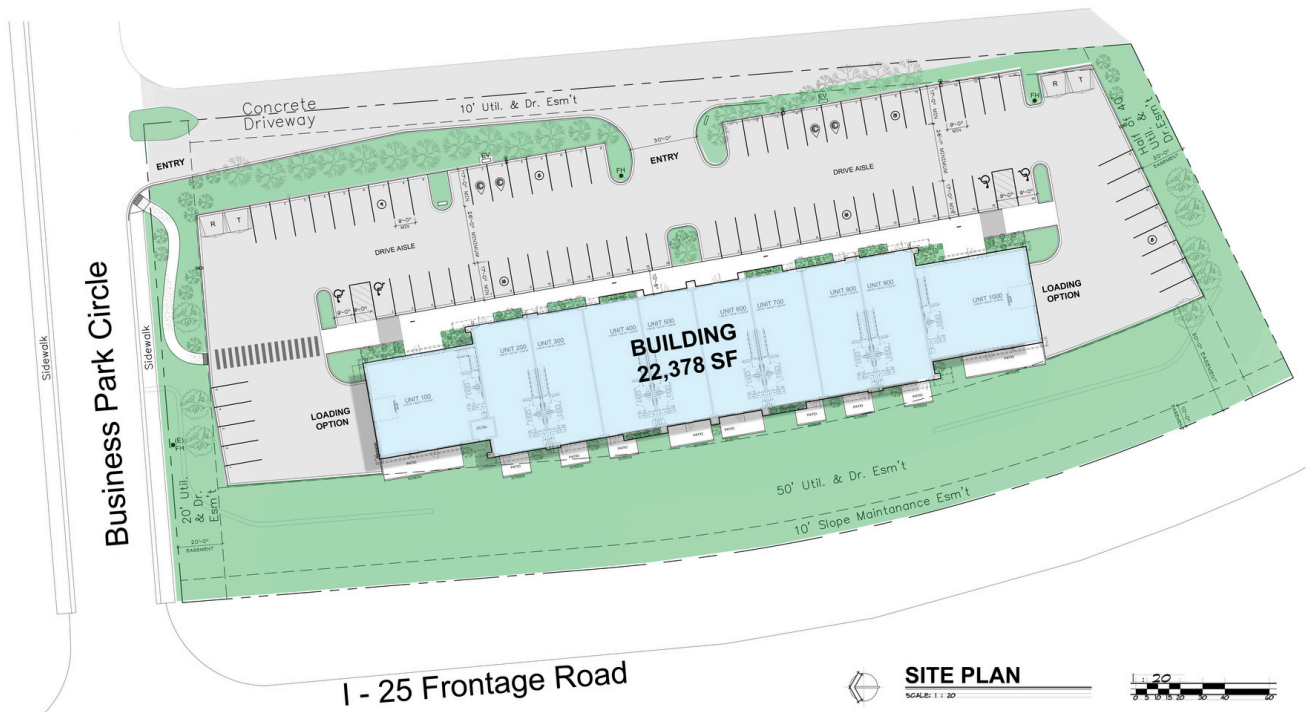
**SPROCKET WORKSPACES - UNIT 900 BUILD OUT**

# SPROCKET INNOVATION CAMPUS



## OPEN FLOOR PLAN

- = MAIN FLOOR BELOW 2,029 SF
- = MEZZANINE



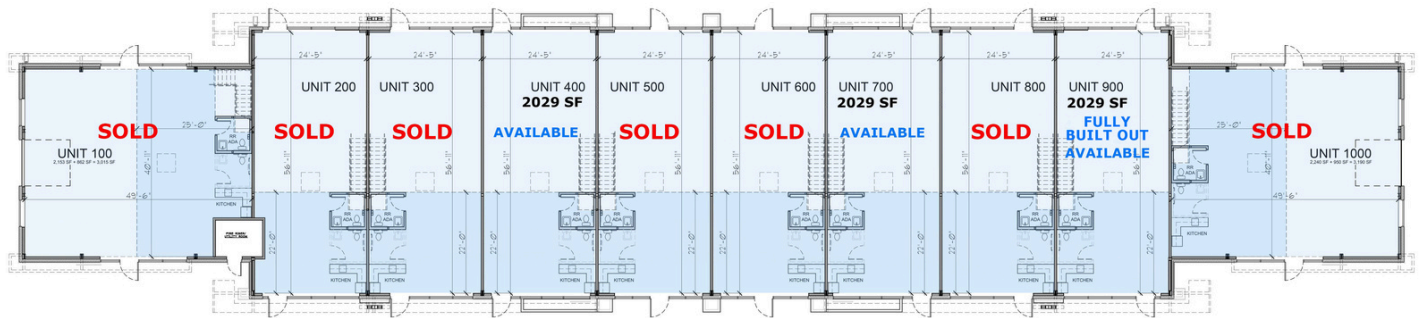
### SITE PLAN

SCALE: 1" = 30'



SITE AREA: 2.25 ACRES  
 BUILDING SF. = 22,612  
 PARKING: 3.4/1000 (77 SPACES)

Pricing & Floorplans

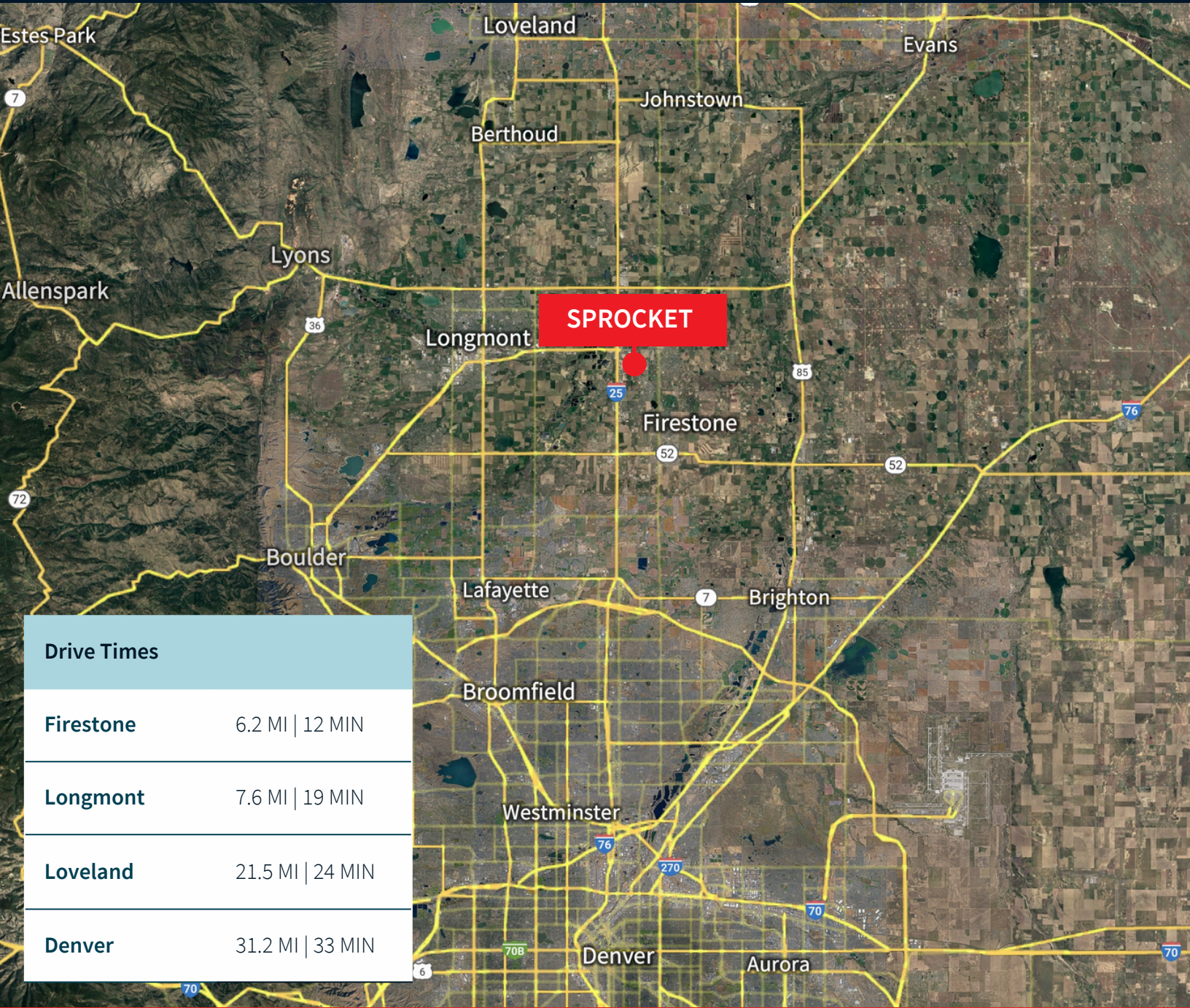


■ = UPPER LOFT  
■ = MAIN FLOOR

**INDIVIDUAL UNIT FLOOR PLAN**

**PRICING INFORMATION**

| Unit #               | Unit Size   | Sales Price      | Status           |
|----------------------|---|------------------|------------------|
| 100                  | 3,015 SF  | Sold             | Sold             |
| 200                  | 1,970 SF  | Sold             | Sold             |
| 300                  | 2,029 SF  | Sold             | Sold             |
| <b>400</b>           | <b>2,029 SF</b><br><b>(1,494 SF main + 535 SF loft)</b> | <b>\$695,000</b> | <b>Available</b> |
| 500-600              | 2,029 SF  | Sold             | Sold             |
| <b>700</b>           | <b>2,029 SF</b><br><b>(1,494 SF main + 535 SF loft)</b> | <b>\$695,000</b> | <b>Available</b> |
| 800                  | 2,029 SF  | Sold             | Sold             |
| <b>SPEC UNIT 900</b> | <b>2,029 SF</b><br><b>(1,494 SF main + 535 SF loft)</b> | <b>\$925,000</b> | <b>Available</b> |
| 1000                 | 3,190 SF  | Sold             | Sold             |



| Drive Times |                  |
|-------------|------------------|
| Firestone   | 6.2 MI   12 MIN  |
| Longmont    | 7.6 MI   19 MIN  |
| Loveland    | 21.5 MI   24 MIN |
| Denver      | 31.2 MI   33 MIN |

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Chris Schultz**  
 Vice President  
[chris.schultz@jll.com](mailto:chris.schultz@jll.com)  
 +1 303 260 6531

**Philip Lee**  
 Vice President  
[philip.lee1@jll.com](mailto:philip.lee1@jll.com)  
 +1 303 217 7941

**James McGill**  
 Vice President  
[james.mcgill@jll.com](mailto:james.mcgill@jll.com)  
 +1 303 260 6536

**Alec Torkelson**  
 Senior Associate  
[alec.torkelson@jll.com](mailto:alec.torkelson@jll.com)  
 +1 720 418 8031