

11411 BUSINESS PARK CIRCLE FIRESTONE, CO

**SMALL CONDOS
FOR SALE/LEASE**



UNIT 700
FOR SALE: \$679,000
2,029 SF per unit

UNIT 900
FOR SALE: \$899,000
or LEASE: \$3,500/mo gross

- Brand new flex/office condo units for sale
- Size: 2,029 SF per unit (1,494 SF of main floor space and a 535 SF mezzanine)
- Great location off of busy HWY I-25 with front building signage, with over 160K cars a day passing by
- Unit 900 delivered turnkey with reception, two private offices, glass conference room, kitchen, and patio
- Unit 700 delivered in shell condition, ready for the buyer to customize the floorplan to fit their needs, includes private patio, mountain views

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UNIT 700

DELIVERED CORE & SHELL

- Stubbed for Restroom & Kitchenette
- Three phase & 200 AMPS
- Mezzanine with stairs
- Private Patio

ENTRY

ZONED RC & LI
[CLICK HERE FOR USES ALLOWED](#)

Buyers must verify their use and water requirements*

PATIO

UNIT 900

CLICK HERE
for 900 virtual tour

KITCHEN

OFFICE

OFFICE

CONFERENCE ROOM

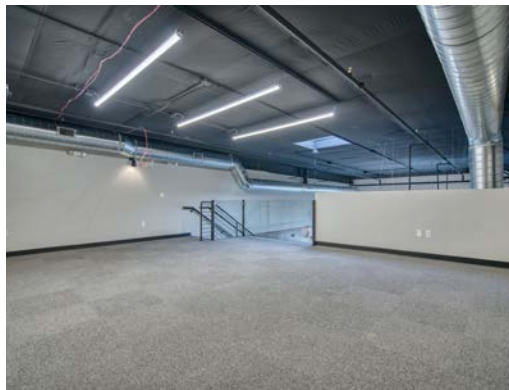
ENTRY

FIRST FLOOR

MEZZANINE

OPEN TO BELOW

SECOND FLOOR



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← 7.6 MI | 15 MINS
TO LONGMONT



↑ 21.3 MI | 25 MINS
TO LOVELAND



80K
VPD

POPEYES

42K
VPD

HWY 119



FIRESTONE BLVD.



32 MI | 35 MINS
DENVER ↓



LEARN MORE ABOUT THIS PROPERTY
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