



FLEX RETAIL SPACE FOR LEASE FREDERICK, CO

3630 Hwy 52, Frederick, CO 80516



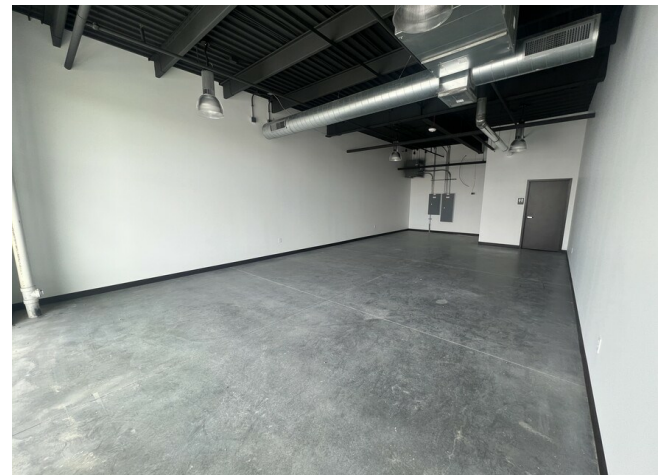
Dom Kickbush
Home Smart
domkickbush@comcast.net
(303) 883-9586

Flex Retail Space for Lease

\$25.00 /SF/YR

Newly built in 2023, these two remaining 852 sq ft retail spaces benefit from high visibility and traffic count from Hwy 52, located just one block from I-25. Each unit includes a spacious restroom and access to a wrap-around parking lot. Tenants join reputable businesses like Farmer's Insurance, Pink Door Fabrics, and Airserv HVAC. Versatile retail flex space suitable for various retail specialties, professional offices, co-working spaces, and more. Contact for leasing inquiries and to schedule a viewing! Rent: \$1,775/month plus utilities.

- Highway 52 frontage
- Close proximity to I-25
- Open floor plan
- Expansive storefront windows
- Wrap-around parking
- Spacious individual restroom



Rental Rate: \$25.00 /SF/YR

Property Type: Specialty

Property Subtype: Retail

Year Built: 2023

Rental Rate Mo: \$1,775.00 /MO

1st Floor Ste C

| | |
|-----------------|-----------------|
| Space Available | 852 SF |
| Rental Rate | \$25.00 /SF/YR |
| Date Available | Now |
| Service Type | Full Service |
| Built Out As | Standard Retail |
| Space Type | New |
| Space Use | Retail |
| Lease Term | 1 - 5 Years |

Easy access to I-25. Near Starbucks & McDonalds. New retail space available!

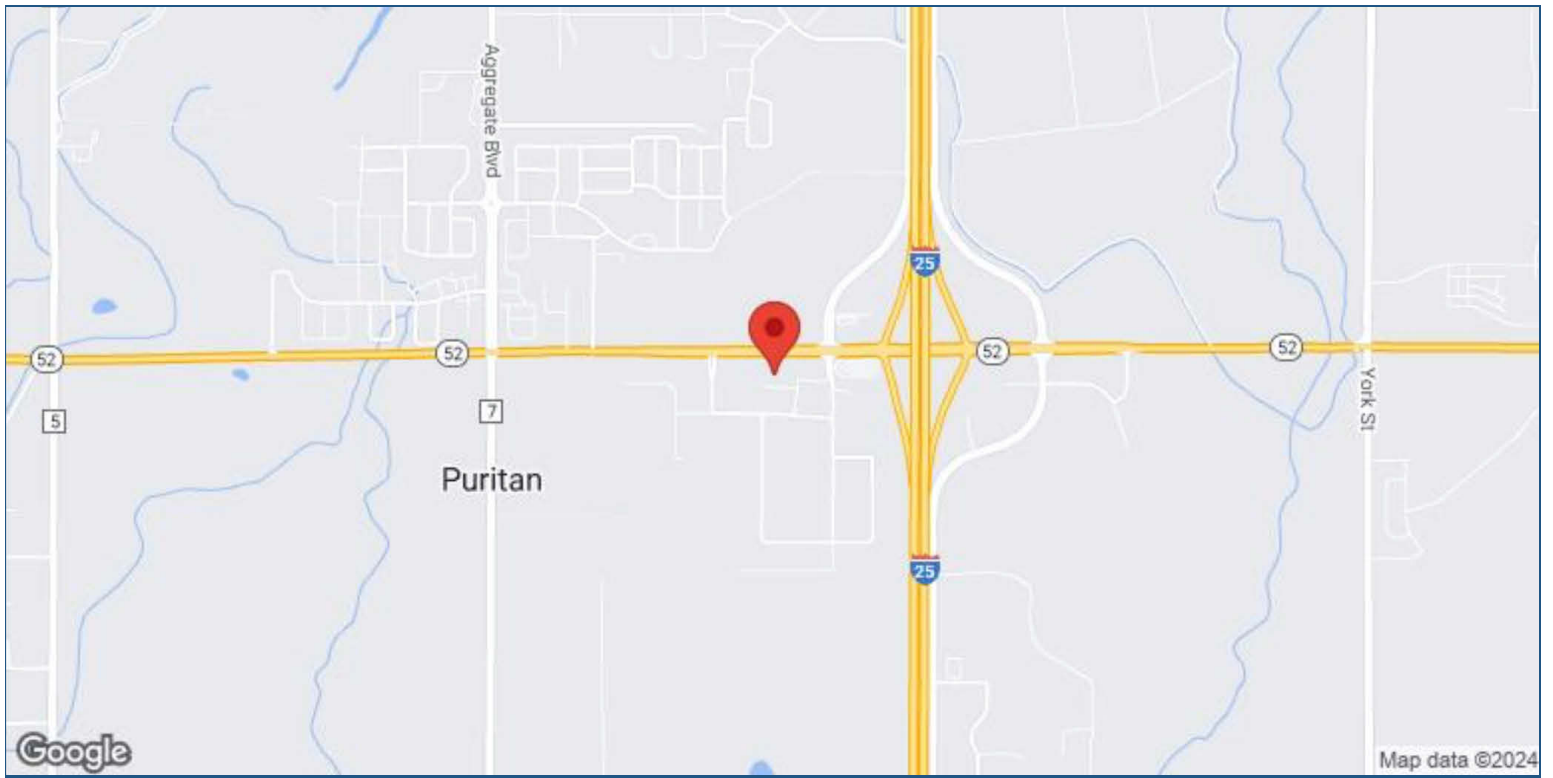
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Located at the bustling intersection of I-25 and Hwy 52 in Northern Colorado, this spot in the town of Frederick offers easy access to major cities like Denver, Boulder, Longmont, and Fort Collins. With one of the state's fastest-growing populations, the town hosts a diverse array of businesses, from small family-owned enterprises to national headquarters. Seize the opportunity to expand your business within the thriving Glacier Business Park of Frederick, CO.