

SMALL CONDOS FOR SALE



UNIT 400: \$679,000
UNIT 700: \$679,000
UNIT 900: \$899,000

- Brand new flex/retail/office condo units, each with a 535 SF mezzanine and 1,494 SF of main floor space.
- 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.
- Units 400 & 700 delivered in shell condition, ready for the buyer to customize the floorplan to fit their needs, includes private patio, mountain views and ample parking.

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UNIT 400

DELIVERED CORE & SHELL

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

ENTRY

UNIT 700

DELIVERED CORE & SHELL

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

ENTRY

PATIO

UNIT 900

[CLICK HERE](#)
for 900 virtual tour

KITCHEN

OFFICE

OFFICE

CONFERENCE ROOM

ENTRY

FIRST FLOOR

MEZZANINE

OPEN TO BELOW

SECOND FLOOR

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

Buyers must verify their use and water requirements*



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11411 BUSINESS PARK CIRCLE FREDERICK, CO

← 7.6 MI | 15 MINS
TO LONGMONT



↑ 21.3 MI | 25 MINS
TO LOVELAND



80K
VPD

POPEYES

42K
VPD

FIRESTONE BLVD.

HWY 119



32 MI | 35 MINS
DENVER ↓



LEARN MORE ABOUT THIS PROPERTY
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