

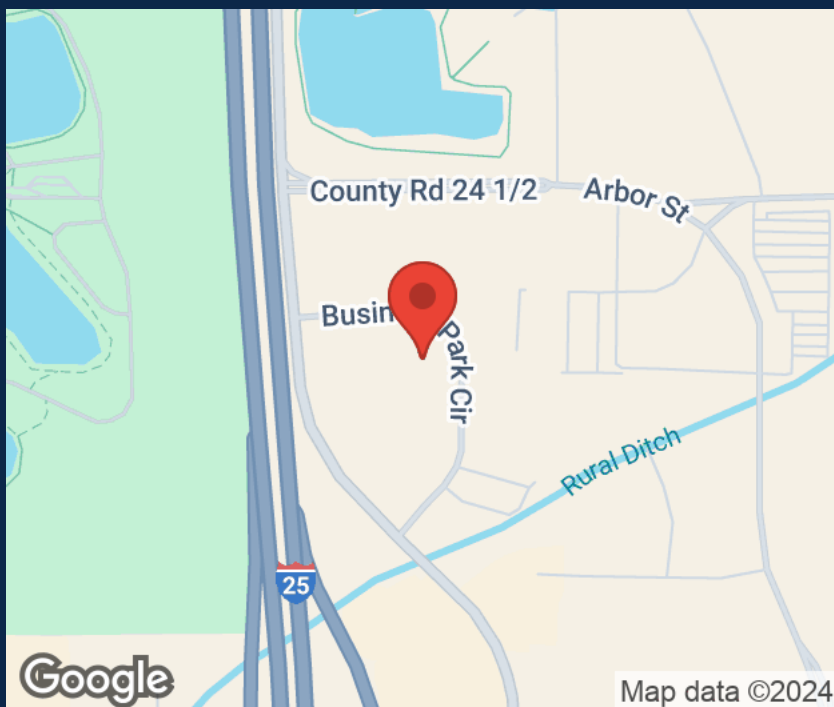
FOR SALE OR LEASE

16,200 SF OF OFFICE SPACE



11347 Business Park Circle
Firestone, CO 80504

WWW.KANEMOTO.COM



RE/MAX
COMMERCIAL®

KEITH KANEMOTO, SIOR
Associate Broker
(303) 472-2222
keith@kanemoto.com



Property Summary

Sales Price:	\$1,795,000
Lease Rate:	\$8.95 PSF + Triple Nets
2024 Triple Nets:	\$6.70 PSF
Building SF:	16,200
Lot Size:	1.32 Acres
Parking:	45 surface spaces
Year Built:	2006
County:	Weld
Zoning:	Employment Center, Regional Commercial
Year Renovated:	2020 (2nd floor addition)
Furniture:	Negotiable

Property Overview

Discover a prime freestanding office building situated in the Del Camino Junction Business Park, conveniently located just off Interstate 25 in Firestone. This strategic location is surrounded by a variety of office and retail options, including popular spots like Starbucks and other fast food restaurants, and is directly across Firestone Boulevard from the Longmont Park-n-Ride, ensuring excellent accessibility.

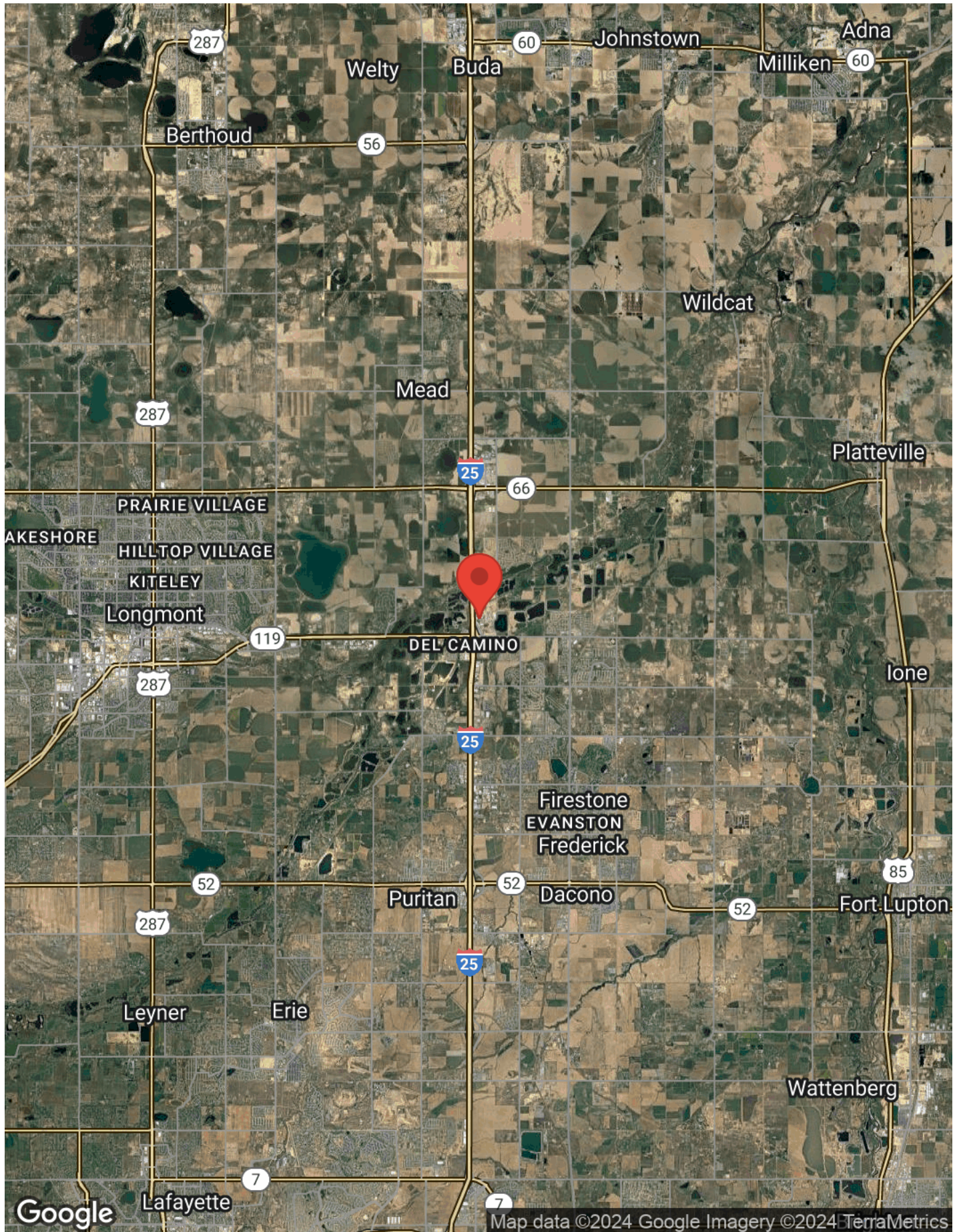
The property has a flexible design to allow an owner/user to potentially demise the building to allow for rental income to offset their operating costs. There is ample parking in this well maintained building. All furnishings are negotiable.

Don't miss out on this rare opportunity to lease at below market rates or to purchase a building well below the reproduction costs.

INTERIOR PHOTOS

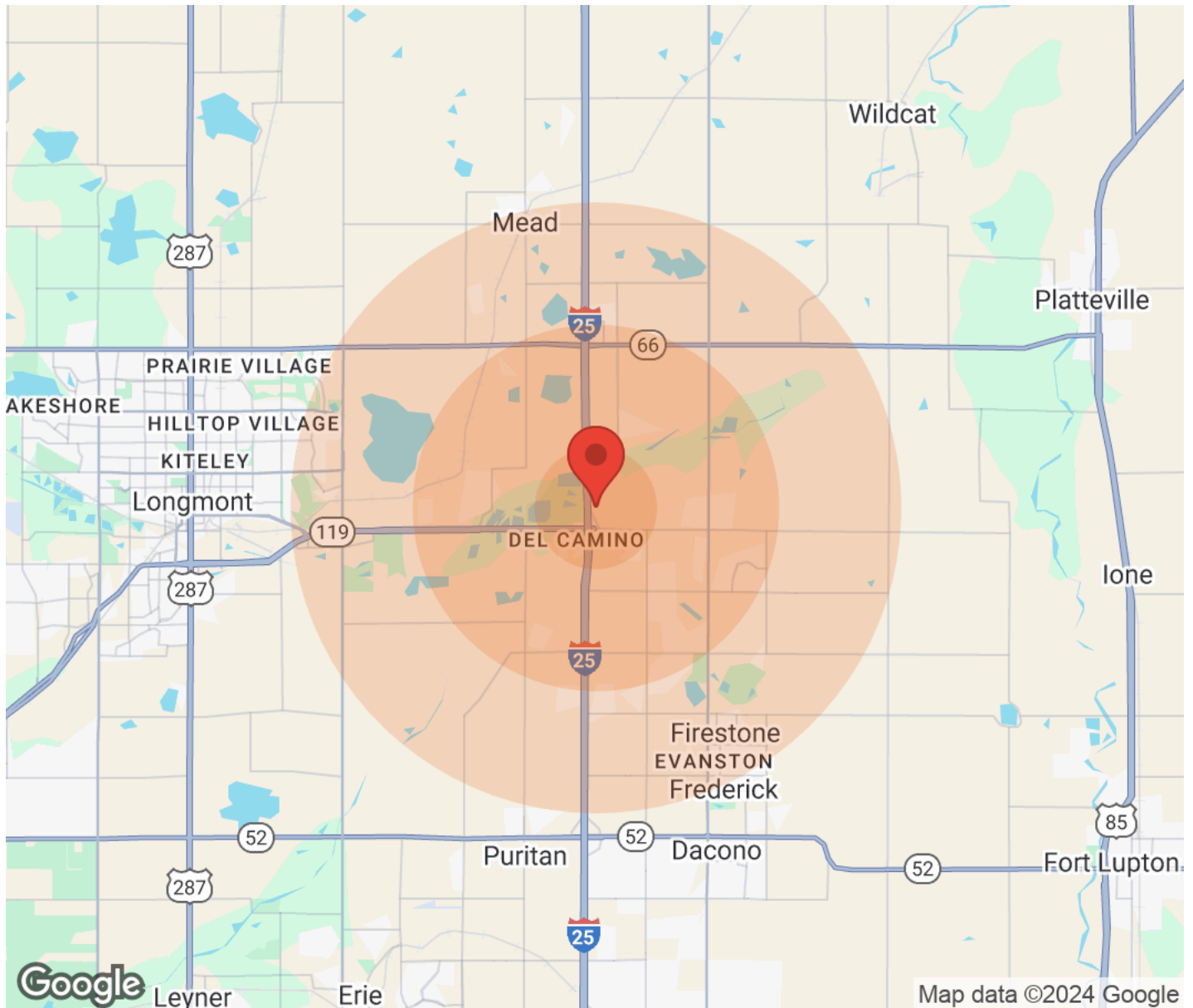


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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	732	8,168	18,630	Median	\$64,796	\$90,817	\$87,460
Female	841	8,733	19,663	< \$15,000	52	191	557
Total Population	1,573	16,901	38,293	\$15,000-\$24,999	41	280	701
				\$25,000-\$34,999	37	178	482
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	108	518	1,476
Ages 0-14	425	4,163	8,792	\$50,000-\$74,999	119	1,217	2,944
Ages 15-24	266	2,748	5,956	\$75,000-\$99,999	53	1,187	2,518
Ages 25-54	404	5,888	13,863	\$100,000-\$149,999	76	1,216	2,857
Ages 55-64	203	1,790	4,392	\$150,000-\$199,999	33	498	1,018
Ages 65+	275	2,312	5,290	> \$200,000	30	244	605
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	1,396	15,644	34,741	Total Units	632	5,487	13,309
Black	2	20	44	Occupied	525	5,185	12,692
Am In/AK Nat	4	4	59	Owner Occupied	376	4,602	11,099
Hawaiian	N/A	N/A	N/A	Renter Occupied	149	583	1,593
Hispanic	246	1,769	4,894	Vacant	107	302	617
Multi-Racial	328	2,194	5,814				

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