



VISTA COMMERCIAL
ADVISORS INC.

FOR SALE

11411 Business Park Circle

FLEX · OFFICE · MEDICAL CONDOMINIUMS
FIRESTONE, CO 80504

UNITS AVAILABLE

Two

700 & 900

SF PER UNIT

2,029

1,494 Main + 535 Mezz.

SALE PRICE

\$679K-\$899K

Shell or Turnkey

AVAILABILITY

Now

Owner-User / Investment

PROPERTY HIGHLIGHTS

- Rare opportunity to acquire one of two newly constructed commercial condominiums — ideal for office, medical, flex, showroom, or other approved business use
- Choose a move-in-ready turnkey suite (Unit 900) or a shell unit (Unit 700) ready to be customized to your exact needs
- 18-foot clear ceiling height with skylights providing abundant natural light in each unit
- Unit 900 move-in-ready improvements include reception area, two private offices, glass conference room, kitchen, finished mezzanine, and private outdoor patio
- Seven dedicated parking spaces per unit (3.4 : 1,000 SF parking ratio) and contemporary architecture with mountain views
- Excellent Interstate 25 access, minutes from shopping, restaurants, and services along the Firestone Boulevard corridor
- Located in the growing Town of Firestone (population approx. 20,100+; average household income approx. \$109,000), approximately 30 minutes from Denver, Boulder, and Loveland



VISTA COMMERCIAL
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AVAILABLE UNITS

UNIT	TOTAL SF	CONDITION	SALE PRICE
Unit 700	2,029 SF (1,494 Main + 535 Mezzanine)	Shell — ready for buyer-designed interior build-out	\$679,000
Unit 900	2,029 SF (1,494 Main + 535 Mezzanine)	Move-in ready — reception, two offices, conference room, kitchen, patio	\$899,000

FLOOR PLANS

