

**NEW CONSTRUCTION RETAIL/OFFICE
FOR LEASE: 1,650-7,500 SF+**

FROM: \$30.00/NNN

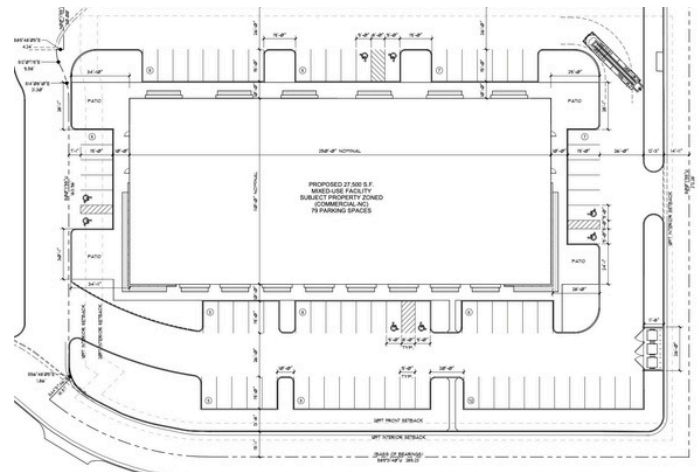
**RESERVE YOUR UNIT
TODAY!**



FIRESTONECROSSING.COM

10945 N. COLORADO BLVD
FIRESTONE, CO 80504

- Flexible lease terms.
- Option to combine units for larger users.
- Modern retail facade w/ flexible layouts.
- Custom tenant finish options available.



**EXTREMELY WELL LOCATED
CORNER OF COLORADO AND FIRESTONE BLVD**

FIRESTONE BLVD (11,898 VPD)

COLORADO BLVD (11,240 VPD)



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FIRESTONE, CO 80504



- Conveniently located at Firestone and Colorado Blvd (>22K Vehicles Per Day).
- Quick access to I-25 & Denver/Boulder
- Shadow anchored by King Soopers.
- Thriving commercial subdivision including; McDonald's, Walgreens, Auto Zone, Les Schwab and The Learning Experience.

MODERN STOREFRONTS & FLEXIBLE LAYOUTS

RESERVE YOUR UNIT TODAY!



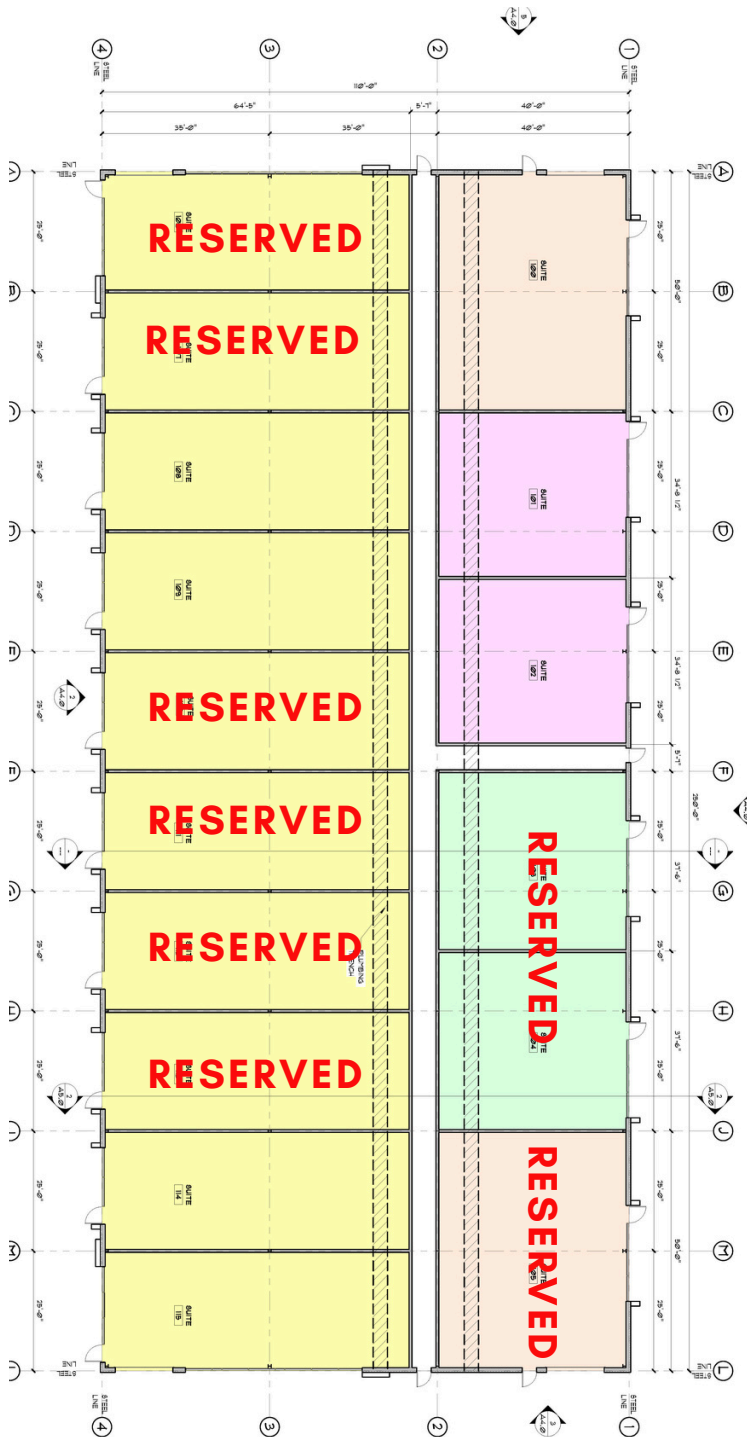
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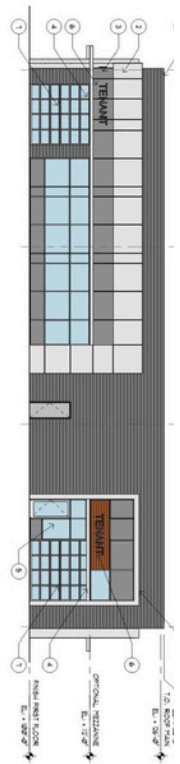
- High image modern retail facade.
- Lots of glass and natural light.
- Excellent exposure and signage opportunities.
- Can combine units for larger space requirements.



UNIT ELEVATIONS & AVAILABILITY



EAST ELEVATION



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