

**NEW CONSTRUCTION RETAIL/OFFICE/FLEX
FOR LEASE: 1,250-7,000 SF+**

FROM: \$30.00/NNN

**RESERVE YOUR UNIT
TODAY!**



FIRESTONECROSSING.COM

10945 N. COLORADO BLVD
FIRESTONE, CO 80504



- Affordable lease terms.
- Option to combine units for larger users.
- Modern retail facade w/ flexible layouts.
- 14'x14' garage access & large drive aisles.
- Custom tenant finish options available.
- Common area restrooms (save space).
- 3-phase power to meet all your business needs.

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



FIRESTONE BLVD (11,898 VPD)

COLORADO BLVD (11,240 VPD)

FIRESTONECROSSING.COM

10945 N. COLORADO BLVD
FIRESTONE, CO 80504



- Conveniently located in Firestone's business center (>22K Vehicles Per Day).
- Easy ingress/egress (plenty of parking).
- Quick access to I-25 & Denver/Boulder.
- Thriving commercial subdivision including; McDonald's, Walgreens, Auto Zone, Les Schwab and many more!

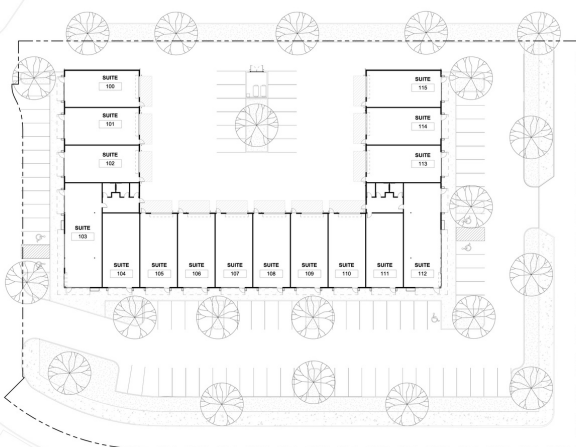
MODERN STOREFRONTS & FLEXIBLE LAYOUTS

RESERVE YOUR UNIT TODAY!



FIRESTONECROSSING.COM

10945 N. COLORADO BLVD
FIRESTONE, CO 80504



- High image modern retail facade.
- Lots of glass on both first and second levels.
- Easily identifiable units with excellent exposure and signage opportunities.
- Can combine units for larger space requirements.
- Utilize the common area restrooms (save space)

or build your own.

HARBOUR COMMERCIAL, LLC - HARBOURCRE.COM - 1007 PEARL STREET, SUITE 252
BOULDER, CO 80302 - (720) 282-5774

14'X14' OVERHEAD DOORS HELP MEET ALL YOUR BUSINESS NEEDS

RESERVE YOUR UNIT TODAY!



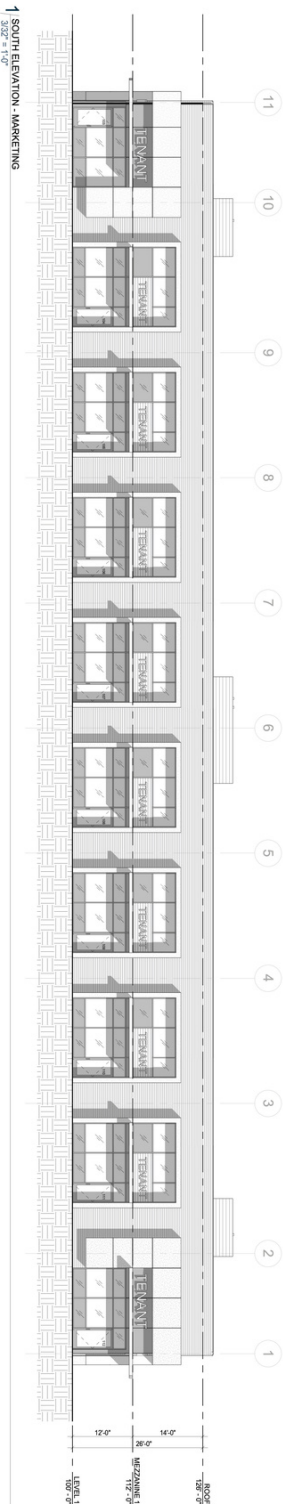
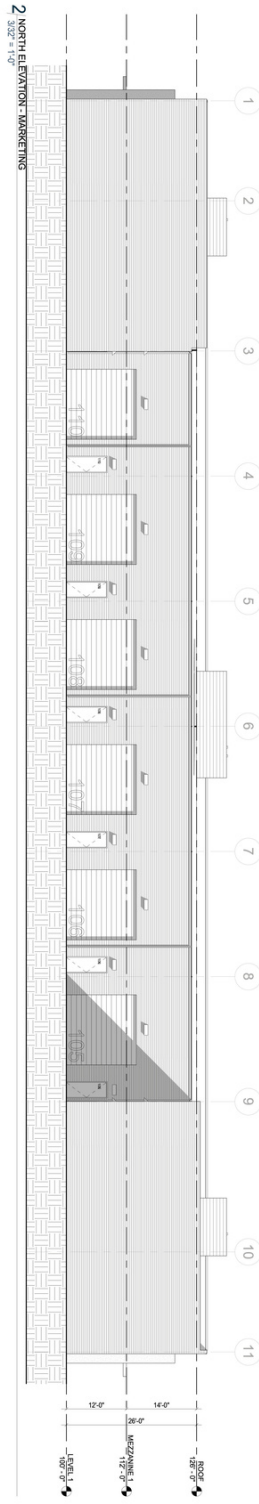
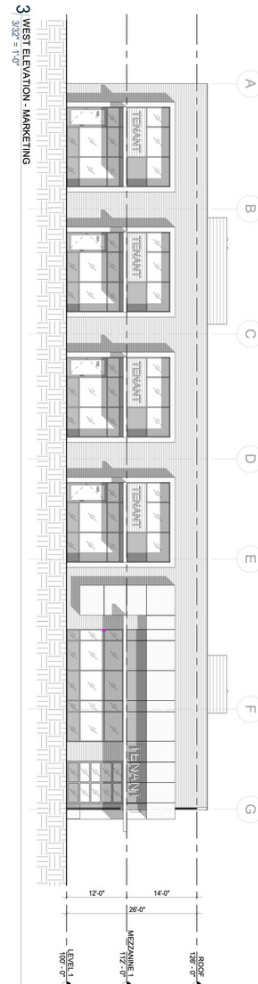
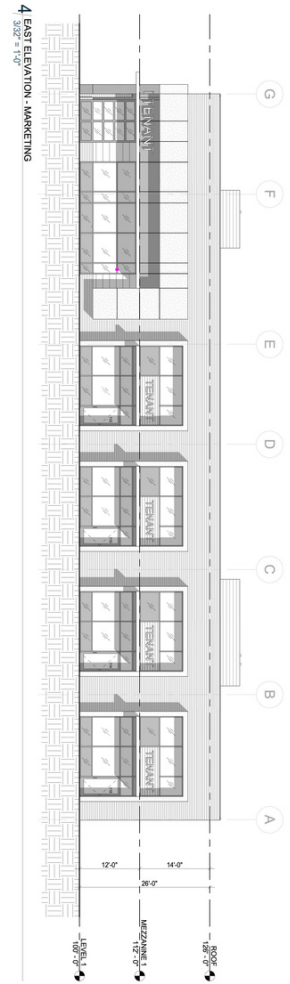
FIRESTONECROSSING.COM

10945 N. COLORADO BLVD
FIRESTONE, CO 80504



- All units have `14' x 14' overhead garage doors.
- Extra wide rear access drive aisles and plenty of employee parking.
- 100/150-amp 3 phase power available to meet all your business needs.
- LED lighting throughout - Save Money!
- Customized tenant finish options available!

UNIT ELEVATIONS



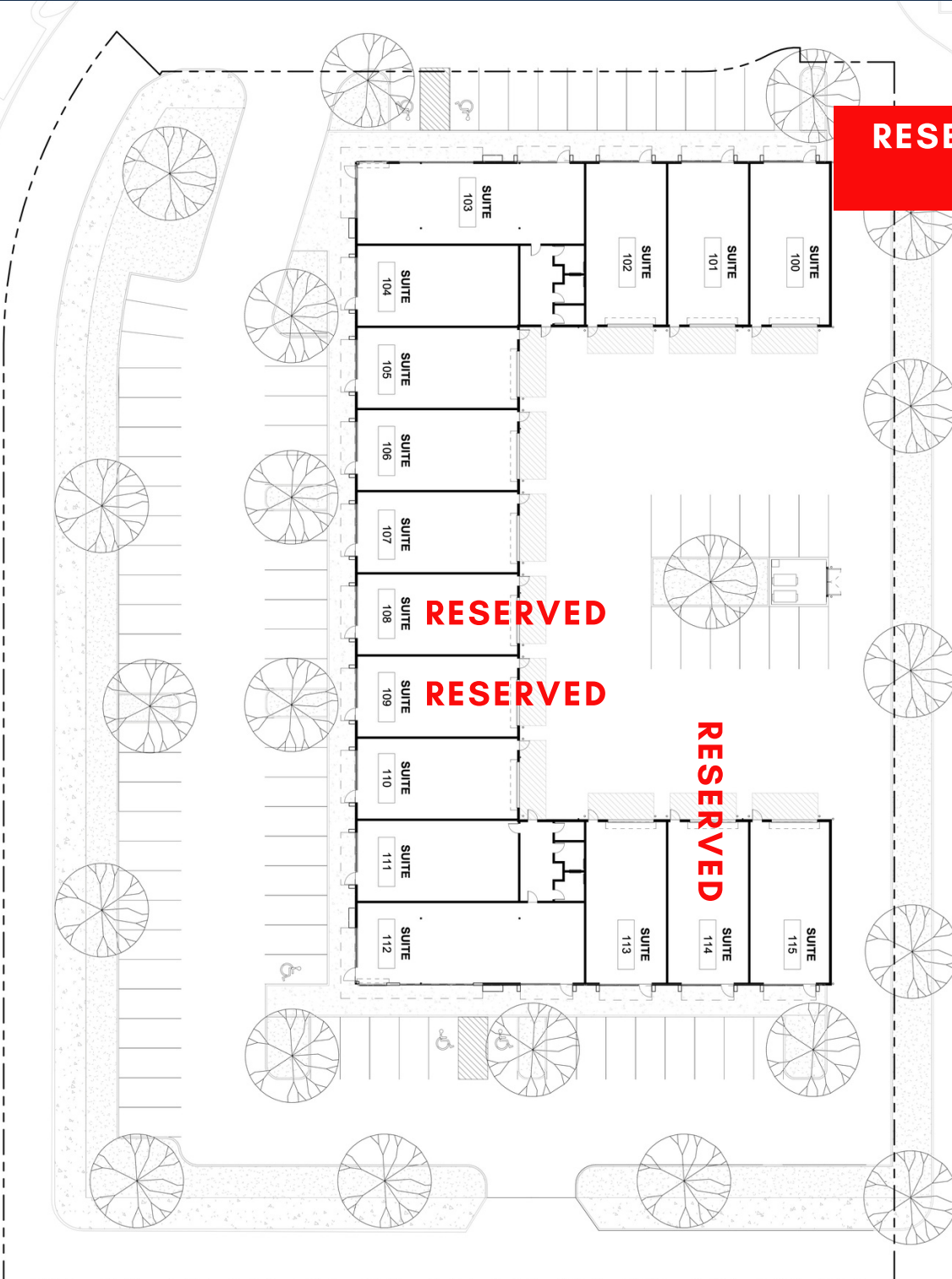
Project Address Line

3575 RINGSBY COURT 300A - DENVER, CO - 80216

STUDIO
 WWW.THESTUDIOARCHITECTURE.COM

Although information has been obtained from sources deemed reliable, Harbour Commercial, LLC ("HC") does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. HC does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with HC regarding this matter, this information is subject to the terms of that agreement. ©2022, Harbour Commercial, LLC All rights reserved.

UNIT MAP & CURRENT AVAILABILITY*



RESERVE YOUR UNIT TODAY!

*All prices and availability subject to change without notice.