

**8393 W. I-25 FRONTAGE ROAD**

**UNIT 1** | FREDERICK, COLORADO 80516

**EXCELLENT I-25 VISIBILITY**



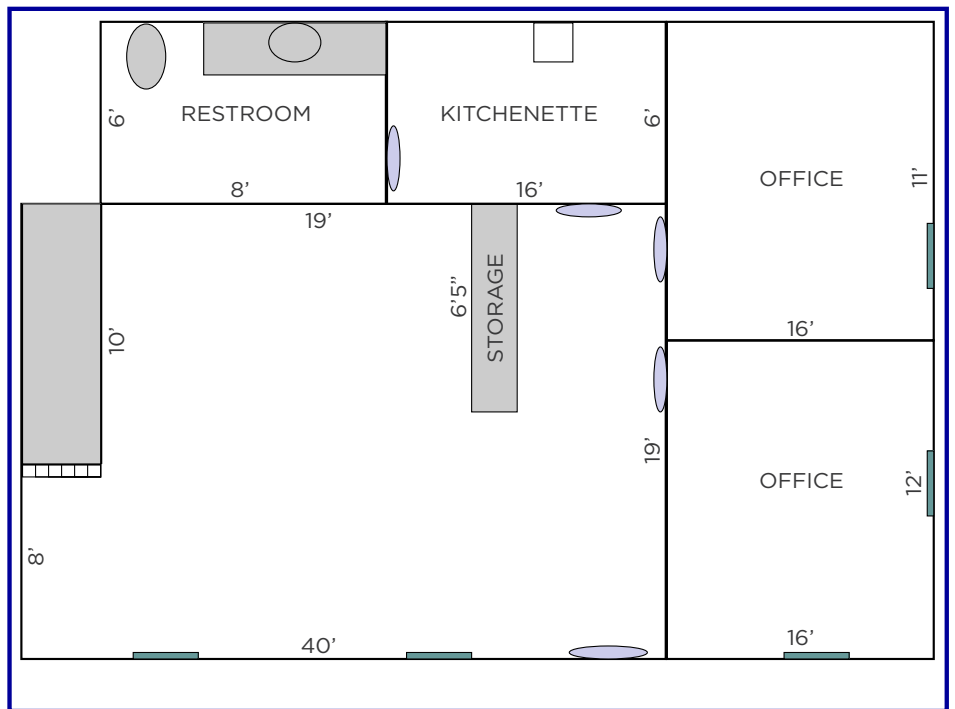
**1,050 SF CLASS B OFFICE SPACE AVAILABLE**

Lease Rate: \$1,500/Month Gross

Located on the I-25 Frontage Road just southeast of Longmont, this location offers office space with impeccable visibility from I-25. *Please see reverse for aerial and demographics.*

**PROPERTY FEATURES**

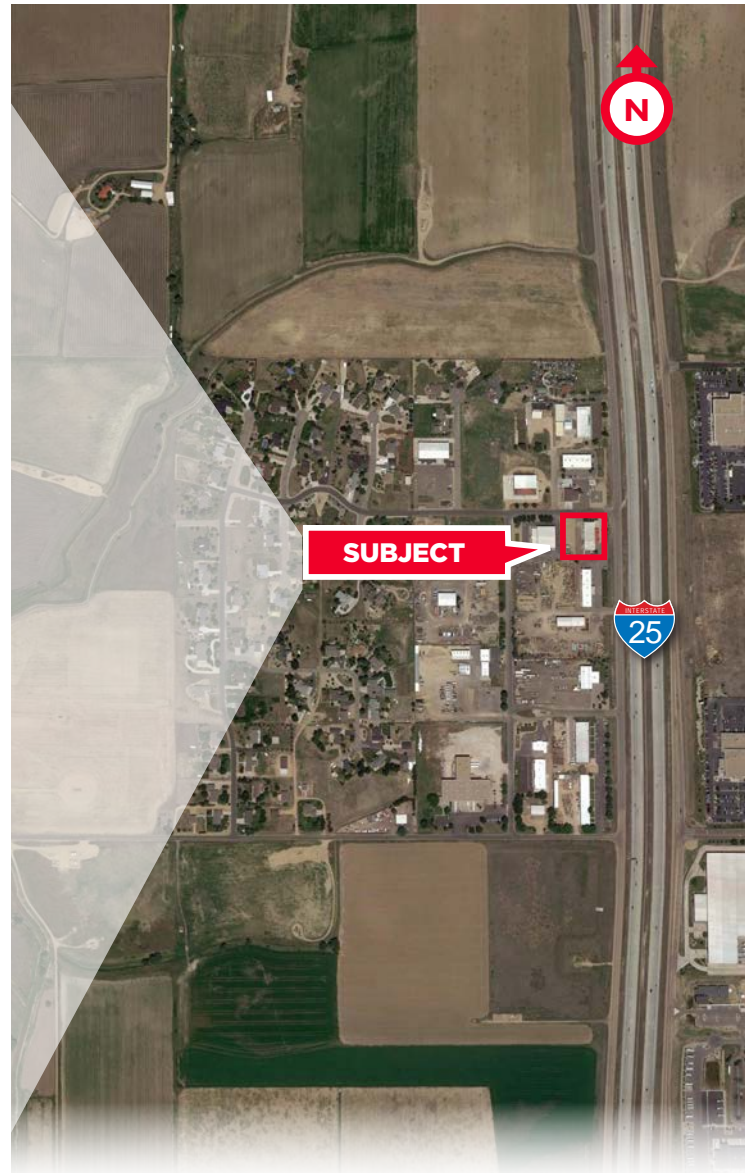
- Space Type** Class B Office
- Building Size** 11,400 SF
- Available Size** Unit 1: 1,050 SF
- Year Built** 1996
- Construction** Masonry
- Zoning** PUD
- City/County** Frederick/Weld
- Space Features** Upgraded kitchenette  
Upgraded restroom  
Interstate visibility



DOORWAY WINDOW



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## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2020 Population (Pop.)	1,706	20,841	43,608
2025 Households (HH)	543	7,250	15,163
Average HH Income	\$134,855	\$118,404	\$115,021

Source: CoStar, 2020

## TRAFFIC COUNTS

Interstate 25 105,284 VPD

Source: CDOT, 2020

For more information, please contact:

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