

# I-25 and Hwy 52 Office FOR LEASE

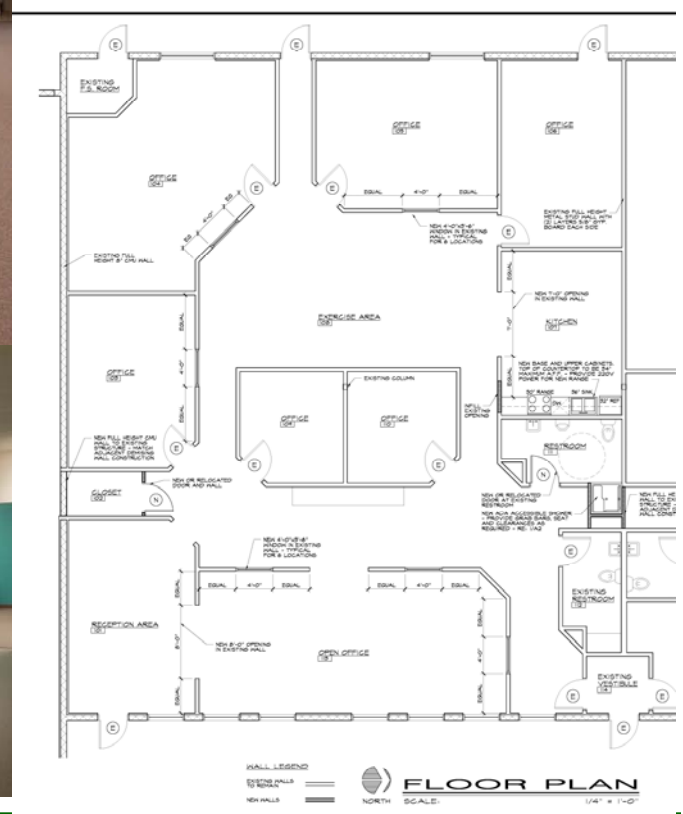
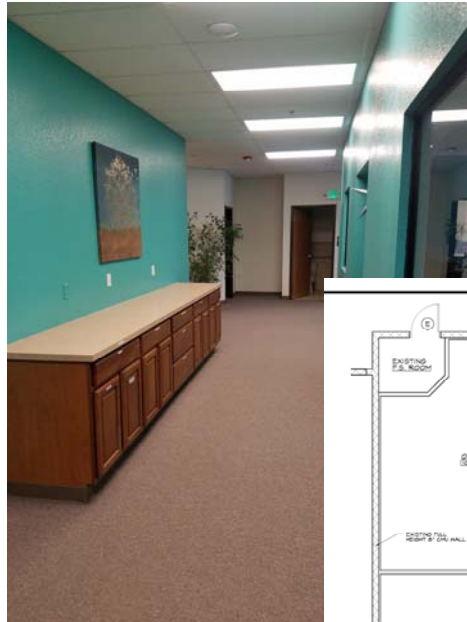
Office space with great access to I-25

**3770 Puritan  
Way, Suite F & G**

**City:** Frederick  
**County:** Weld  
**Building SF:** 23,040 SF  
**Space Available:** 4,265 SF  
**Min. Available:** 4,265 SF  
**Lease Term/Type:** 3–5 years

**Lease Rate:** \$18 NNN  
**Expenses/ Utilities:** \$3.75  
**Available:** July 1, 2019

Located with great access to the entire front range and an open layout. Suite consists of 2 smaller interior offices, 3 large offices, once very large office and 2 large open areas. Suite has kitchen/ break area and 2 restrooms (one with a shower).



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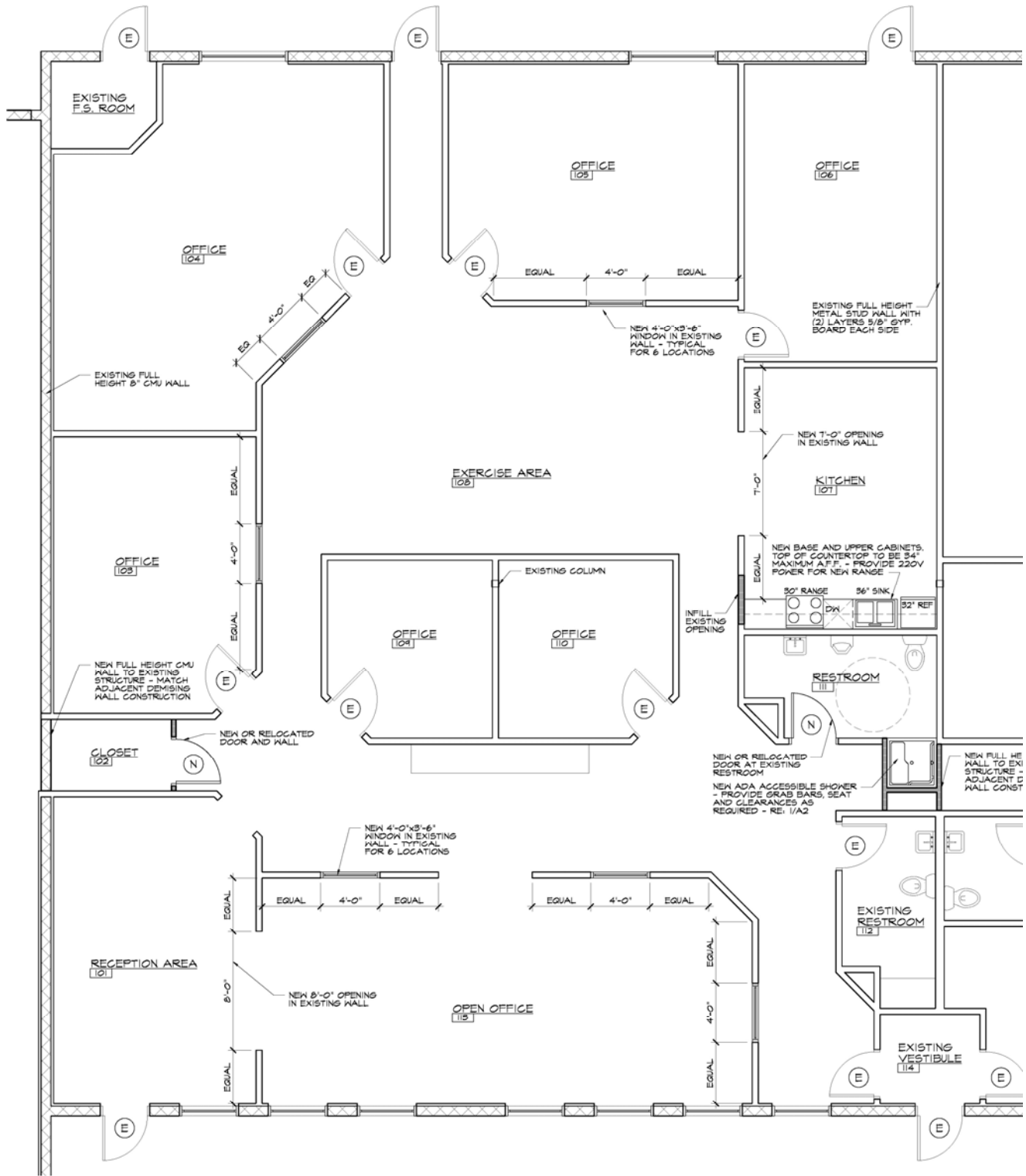
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[www.irwin-companies.com](http://www.irwin-companies.com)

For Additional Information Contact:

Heath Irwin—303-833-4454



**WALL LEGEND**

- EXISTING WALLS TO REMAIN =
- NEW WALLS =



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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