

# FOR LEASE

5969 Iris Parkway  
Frederick, Co 80503



4,257 sq ft suite consisting of a reception area, two private offices, 2 private restrooms plus warehouse space. Air conditioned office space. Dock high door. Located just off Colorado Blvd in Frederick's Meadowlark Business Park. Easy access to Colorado Hwy 119 or Hwy 52.

<b>Suite Size:</b>	4,257 Sq Ft
<b>Lease Rate:</b>	\$5.50/ sq ft plus NNN expenses
<b>Base Monthly Rent:</b>	\$1,951.13
<b>Expenses:</b>	\$1.40/sq ft

**Ken Kanemoto, CCIM**  
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