

NEW OWNERSHIP - RENOVATIONS UNDERWAY!



PROPERTY HIGHLIGHTS

Beautifully designed medical professional building available for lease, with new lobby and common area renovations underway. Perfect location and buildout for physicians of all types: Primary care, dental, dermatology, physical therapy, orthodontics, oncology, geriatrics, acupuncture, and other medical specialties. Take advantage of high quality existing medical buildout and complimentary medical tenant mix. **Turnkey ASC - Ambulatory Surgical Center care (Suite 100), sleep clinic/study (Suite 220) and other general exam space. Turnkey spaces available Immediately!**

Located along U.S. 287, at the southern gateway of Longmont, the property enjoys convenient linkages to the Diagonal Highway between Longmont and Boulder. Interstate 25, located just 5-miles away provides easy access to the greater Denver Metro area.

- **Traffic Counts of 25,000+ Per Day**
- **Minutes from UCHealth Longs Peak Hospital**
- **Monument Signage Available**
- **Elevators/Handicap Accessible**
- **Expansive Front Range Views**
- **NextLight Internet - Nation's Fastest**

EXTENSIVE LANDLORD WORK LETTER AVAILABLE

Lease Rate:	\$17.00-\$19.00/SF NNN
Expenses:	\$10.80/SF
Available SF:	1,000 - 64,824 SF
Date Available:	Immediately
Lease Term:	Negotiable

DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm its accuracy and completeness.

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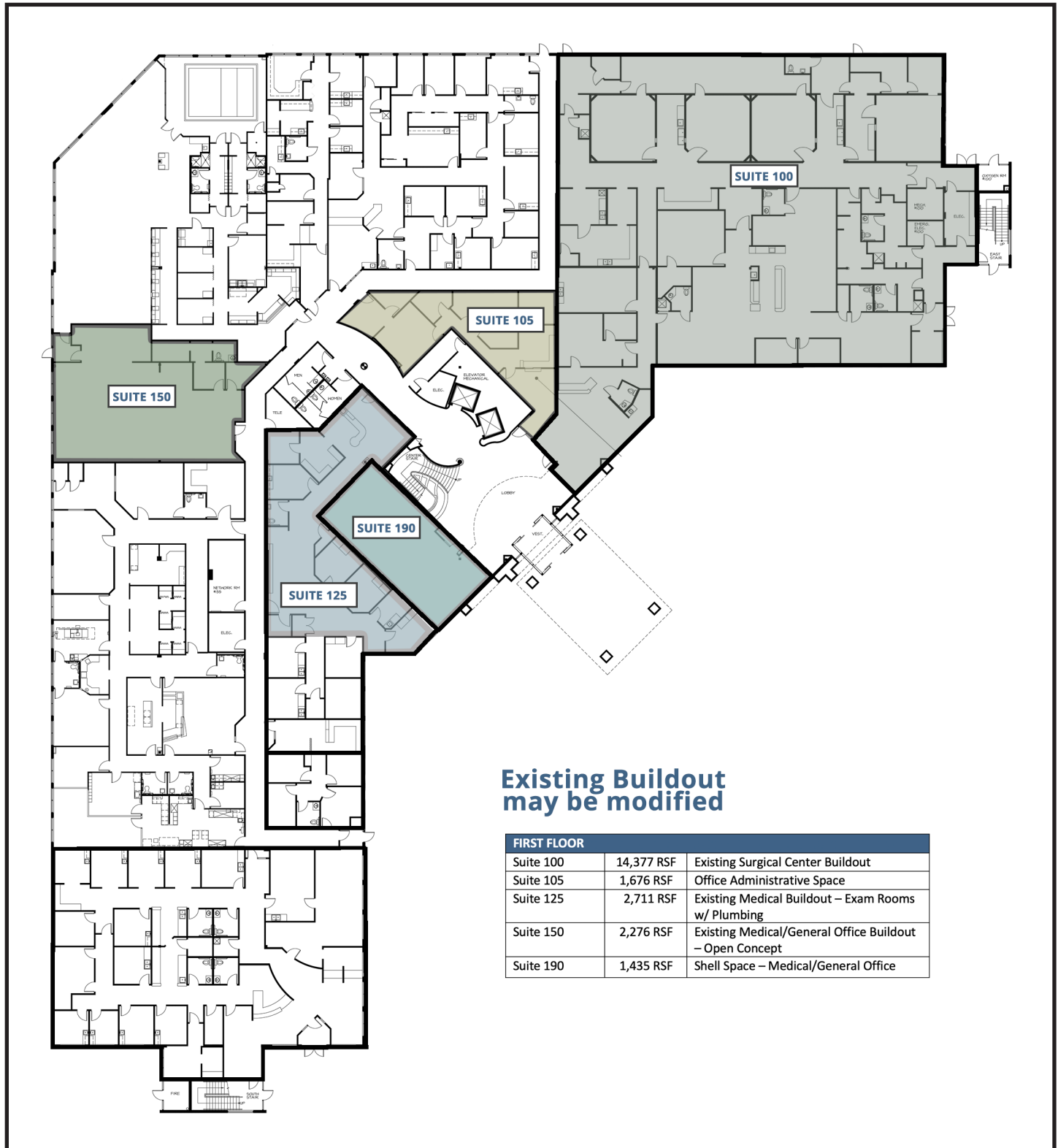
CLASS A MEDICAL OFFICE SPACE FOR LEASE

LONGMONT PROFESSIONAL CAMPUS

Colorado
Group

1551 PROFESSIONAL LANE, LONGMONT, CO 80501

PROPERTY FLOOR PLAN - **FIRST FLOOR**



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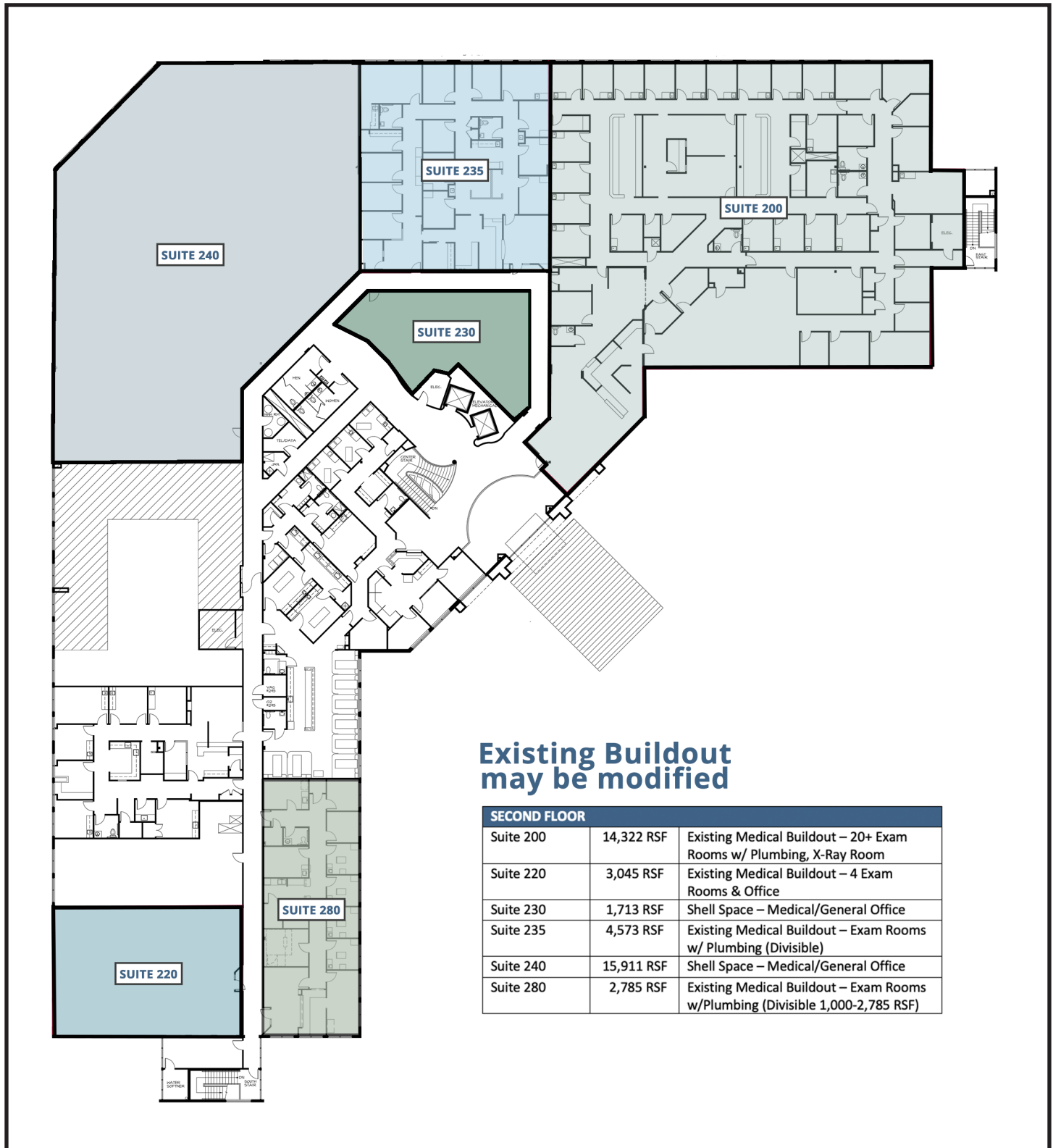
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PROPERTY FLOOR PLAN - **SECOND FLOOR**



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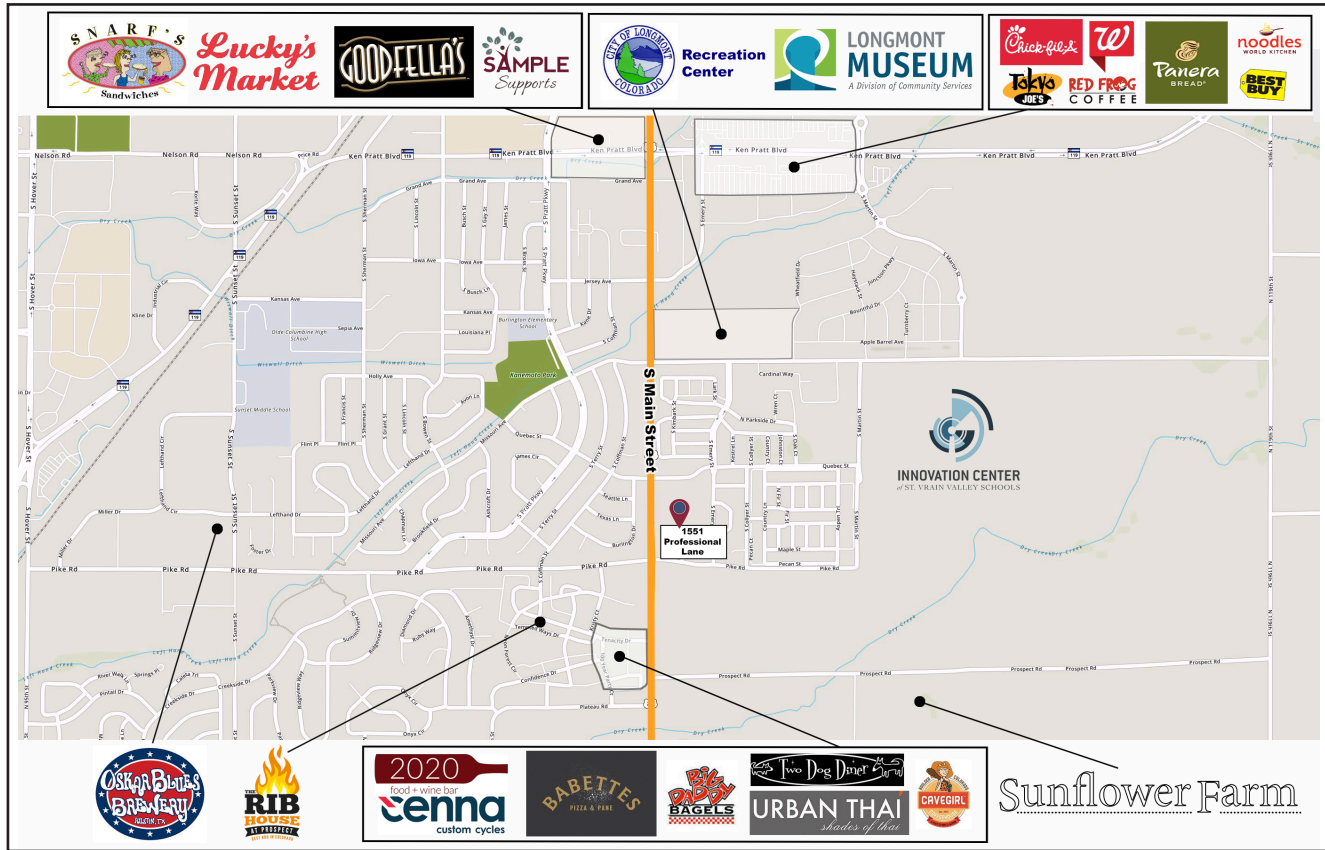
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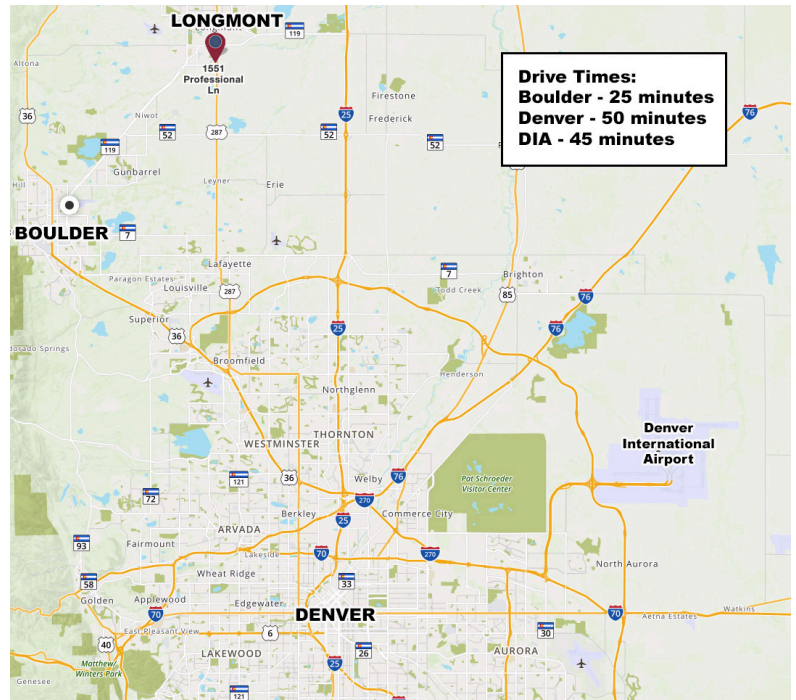
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AMENITY MAP



AREA MAP



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