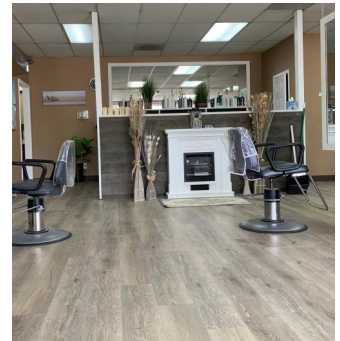


# PRIME REAL ESTATE SERVICES

## 2919 17th Avenue, Longmont



### 1,091 SF Space For Lease

Ideal, first floor office space with great visibility on busy 17th Avenue in north Longmont. Currently operated as a hair salon—great for any commercial business. Adjacent to busy massage studio. This space has separate heat and air conditioning, a large open work area, two private rooms, work room with washer/dryer hookups and sink and a private restroom. New flooring and fresh paint included. Landlord requires a 3-5 year lease term.

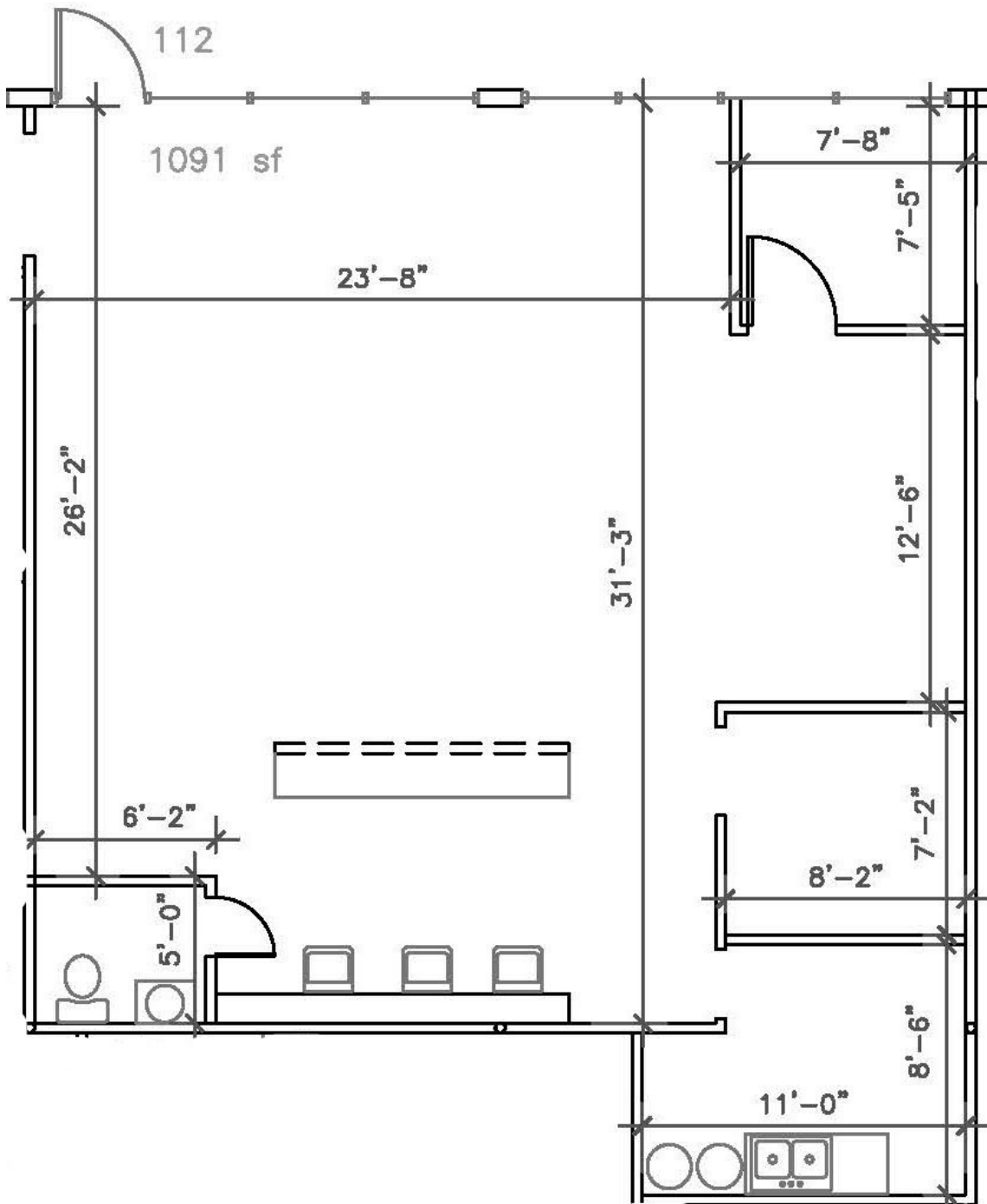
### **\$2,091 per month modified gross rent.**

Rent includes water. Electric and gas are billed separately.

### **Nelson Miner**

2919 West 17th Avenue, #204  
Longmont, CO 80503  
Phone: **303/682-0150**  
Fax: 303/682-9747





- Currently operated as a hair salon, the layout includes:
- Can accommodate four to six work stations
- Two private rooms
- Work room with sink and washer/dryer hookup
- Three wash sinks
- Private restroom