



525 3rd Avenue
Longmont, Colorado 80501
For Lease | Prime Commercial Space

Approx. 112-1,063 sq/ft
\$325.00 - \$1,775.00 Gross Lease



Eric Rutherford MBA, CCIM, GREEN
303.541.1908

erutherford@wkre.com
www.EricRutherford.com
United States Naval Academy Graduate Served as an Officer in the United States Marine Corps



Dan Tremblay
720.564.6067
dtremblay@wkre.com
www.DanTremblay.com



Details

- Excellent location in this historic building with excellent visibility in downtown Longmont. Retail/office space available. Elevator. Walk to restaurants, shopping, breweries, and more. Close to biking and walking trails.
- Suite 108 - Private small office space
- Suite 110 - Private small office space
- Suite 211 A - Private office space on the second floor.
- Suite 205 - 3rd floor open loft, flexible interior layout, making it attractive for shared offices, creative studios, or collaborative work environments.
- Street parking or City of Longmont parking lot parking.
- Gross lease, all utilities included.
- The building is wired for Nextlight (paid by tenant).

Details

Suite 108	Approx 148 sq/ft	\$475.00 / month
Suite 110	Approx 112 sq/ft	\$325.00 / month Available 7/1
Suite 211A	Approx 306 sq/ft	\$515.00 / month
Suite 205	Approx 1,063 sq/ft	\$1775.00 / month

Lobby



Suite Example

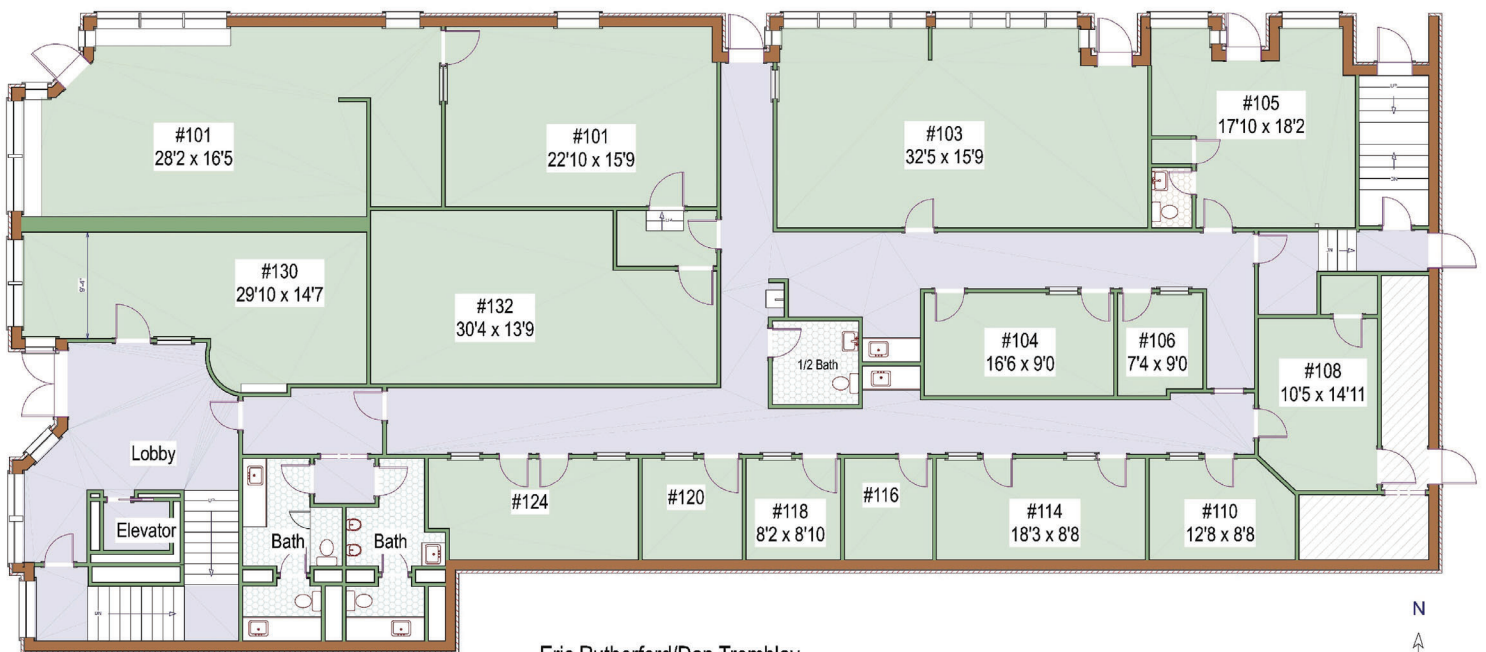


Kitchenette



525 3rd Avenue
Longmont, Colorado

Main Level



Eric Rutherford/Dan Tremblay

erutherford@wkre.com

Tel:(303)541-1908

dtremblay@wkre.com

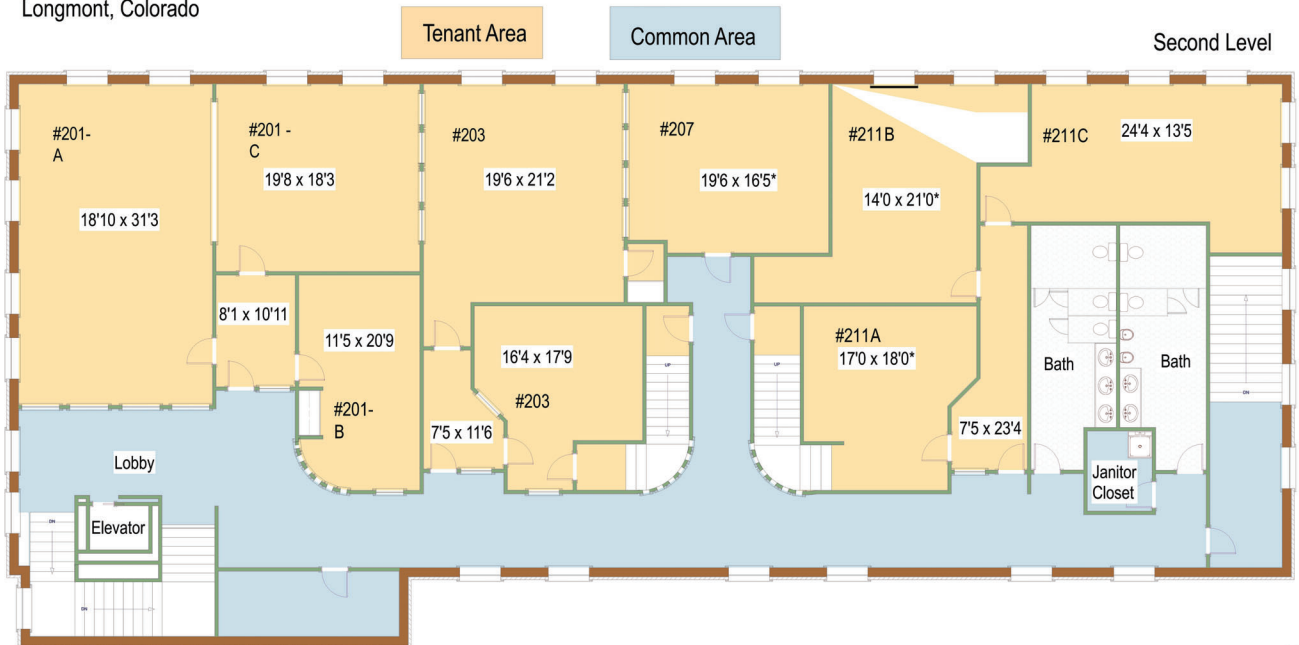
Tel:(720)564-6067



Measurements are approximate and no responsibility is taken for any omission or mis-statement. These plans are for visual representation purposes only. Floor plan is not an architectural as-built.

Floor Plans prepared by Overhead Views, (303)886-9578, esw@overheadviews.com

525 3rd Avenue
Longmont, Colorado



*Dimensions estimated, not able to access room.

Eric Rutherford/Dan Tremblay

erutherford@wkre.com
Tel:(303)944-1574

dtremblay@wkre.com
Tel:(720)564-6067



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any omission or mis-statement. These plans are for visual representation purposes only and should be used as such by any prospective purchaser. Floor plan is not an architectural as-built. Square footage is determined using exterior wall dimensions and is not guaranteed.

Floor Plans prepared by Overhead Views, (303)886-9578, esw@overheadviews.com