



For Lease

Office Space & Parking Lot
206 S. Main Street, Unit 4
Longmont, CO 80501



Property Overview

- Move-in ready
- Newly renovated offices, kitchen, bathrooms and common areas
- Full one acre parking lot 80+/- parking spots and detached garage available
- Signage on Main Street available
- Adjacent to Main Street & Ken Pratt Blvd.
- Private deck and access to Dickens Farm Park
- Glass double door entrance
- Main entry parking for easy deliveries

Lease Rates: **Office** **\$16.50 / SF NNN**
Parking Lot **\$2750 per month**



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Property Facts

| | |
|---------------|---------------------------|
| Available SF: | 1,600 SF |
| Bathrooms: | 2, Common |
| Kitchen: | Yes, Private |
| Building SF: | 11,000 SF |
| Parking: | +/- 1 Acre, +/- 80 Spaces |
| County: | Boulder |
| Op Expenses: | \$4.35/SF (2020 Est.) |

Location & Area Amenities

- Excellent location in the middle of Longmont on Main Street (US 287) Longmont. A lit sign on Main Street provides exposure to the high the vehicle counts passing the location each day
- Close proximity to Interstate 25 creates great exposure and visibility for any business
- Retailers within ½ mile radius include – Starbucks, Walgreens, FedEx, Natural Grocers, Chipotle, Five Guys, Dicks Sporting Goods, Chase Bank, Chick-fil-A, Panera Bread, Safeway, Mod Market, Alfalfa's Grocery, Lowe's, and many more
- The adjacent land to the north east of 206 is the newly constructed Dicken's Farm park, Longmont's newest and largest park, which sits along the banks of St. Vrain Creek

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