

# HOVER PROFESSIONAL BUILDING

2350 17th Avenue, Longmont, CO 80503

OFFICE SPACE FOR LEASE



**RE/MAX**  
COMMERCIAL



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APPROXIMATELY 612 - 1,315 SF | 2350 17TH AVENUE | LONGMONT, CO

## Property Summary



### OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (NNN)
Estimated Triple Nets:	\$6.00 per square foot
Approximate Lot Size:	0.83 Acres
Year Built:	1986
Building Size:	12,736
Renovated:	2008
Virtual Tour:	<a href="http://bit.ly/2hJAxNL">http://bit.ly/2hJAxNL</a>

### PROPERTY OVERVIEW

Professional office suites in the Hover Professional Building located in Northwest Longmont. Available office suites range in size from approximately 612 to 1,315 square feet. This building is home to Edward Jones, Crossroads Dermatology, Farm Bureau Insurance, Mountain Sleep Diagnostics and more. An elevator services both floors. The office suites are ideally laid out for medical or professional office users. Ample paved parking surrounds the building with easy access from 17th and Hover. This building is close to restaurants, financial institution and the major arterials with easy access to Boulder and Loveland.

### AVAILABLE SPACES

SPACE	BASE LEASE RATE	SIZE (SF)
Suite 100	\$13.50 SF/yr	1,315 SF
Suite 202	\$13.50 SF/yr	612 SF

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# Retailer Map

