

FOR LEASE

# 2015 IONOSPHERE ST, SUITE 102

Longmont, CO 80504

PRESENTED BY:

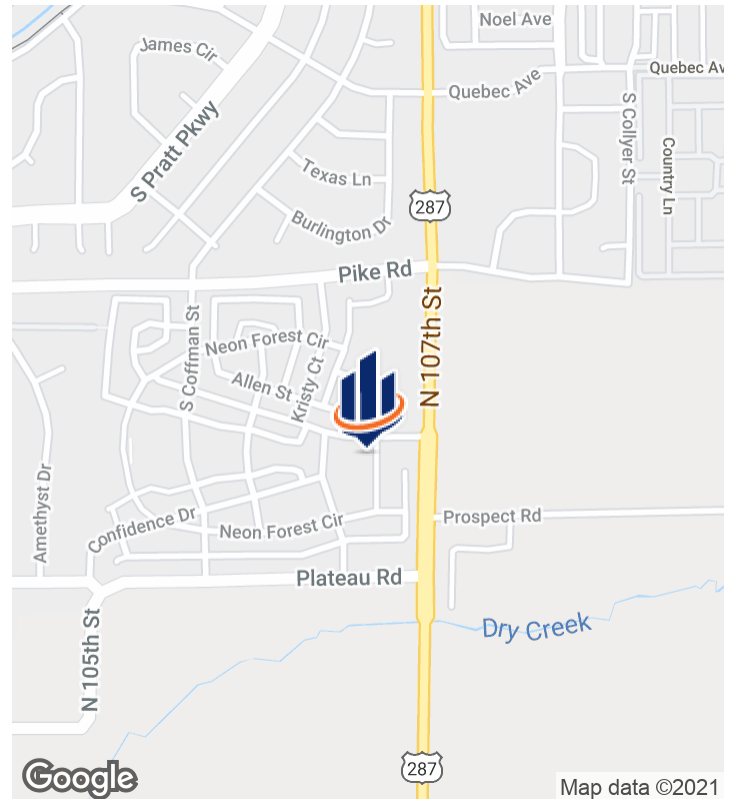
**COBEY WESS**

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## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$25.00 SF/yr [NNN]
<b>NNN</b>	\$10 SF/Yr
<b>BUILDING SIZE:</b>	13,645 SF
<b>AVAILABLE SF:</b>	1,211 SF
<b>VIDEO:</b>	<a href="#">View Here</a>

## PROPERTY OVERVIEW

Located in Longmont, Colorado, off of HWY 287 this 1,211 sq. ft. office/retail space is a part of Prospect New Town, Colorado's first New Urbanist Neighborhood. The Prospect Neighborhood is filled with both traditional and modern architecture seen in the detached houses, townhomes, courtyard houses, lofts, and apartments. These residences blend well with the several restaurants, offices, shopping, and wellness centers among many other businesses that fill this community. This space is ideal for a chiropractic, med spa, wellness or a specialty medical practice.

## PROPERTY HIGHLIGHTS

- High-end finishes
- Lobby, reception area, 4 private exam rooms/offices
- Easy access from HWY 287
- Co-tenants: Boutique, Children's Music Studio, Massage Therapy Institute
- Nearby businesses include financial, architecture, law, real estate, wellness, restaurants, coffee, bike shop, etc.
- Residences on the top floor of this complex are million-dollar assets

### COBEY WESS

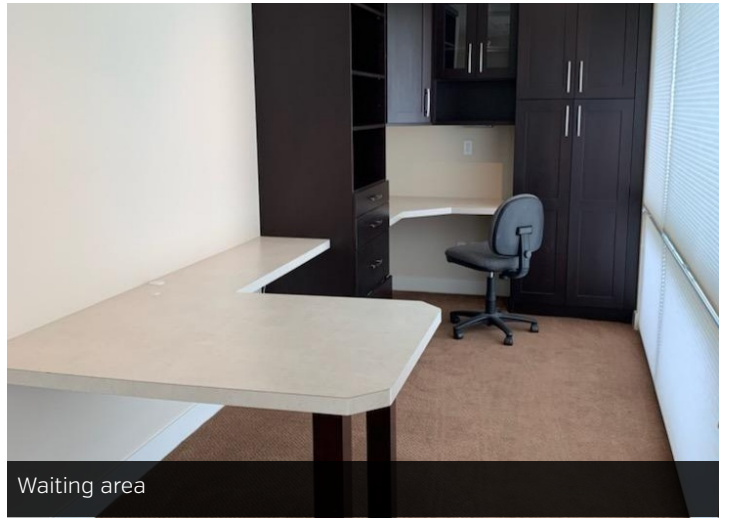
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East side of building



Waiting area



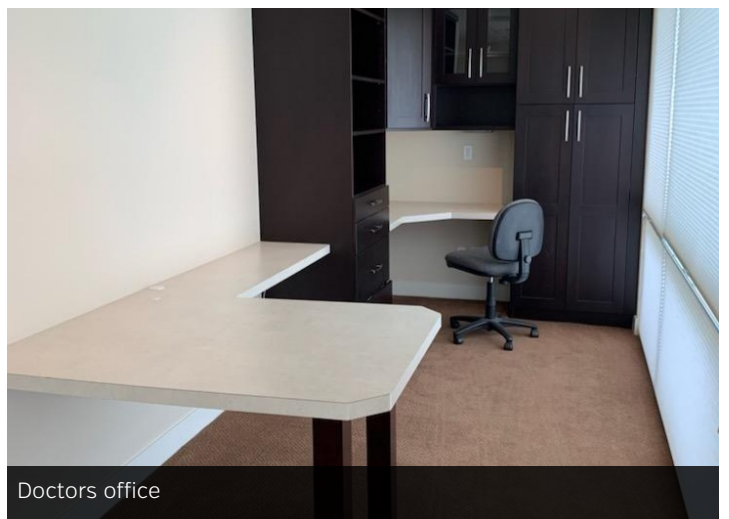
View of the west side of the building facing the park



Reception area

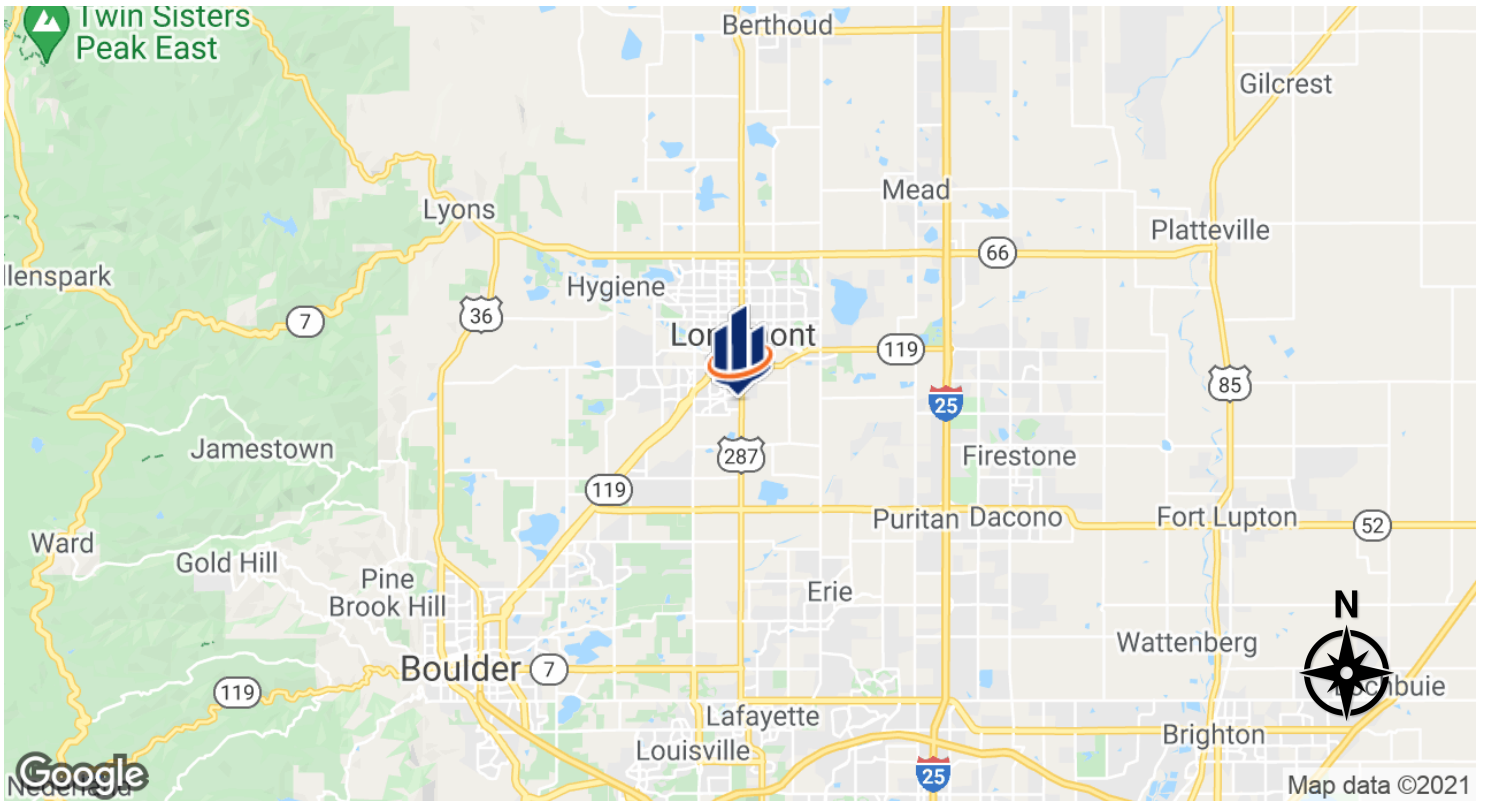


Coffee shop adjacent to building



Doctors office

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