

# 455 WEAVER PARK ROAD UNIT 100 | LONGMONT, CO



ATHLETIC TRAINING FACILITY AVAILABLE FOR SUBLEASE  
LEASE RATE: \$15.00/SF MODIFIED GROSS + UTILITIES





## // PROPERTY FEATURES

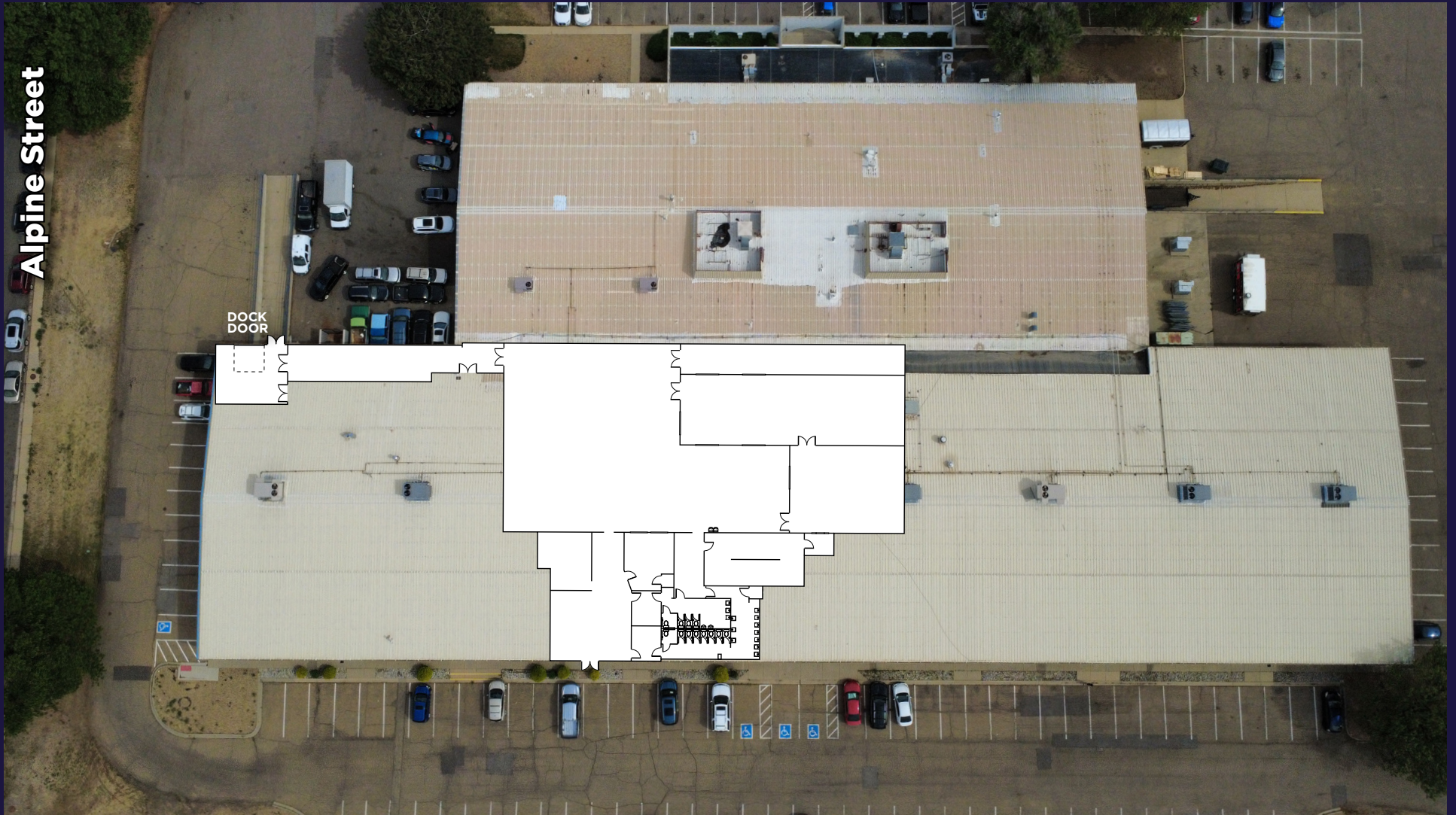
<b>Building Size</b>	14,484 SF
<b>Sublease Expiration</b>	7/31/2035
<b>Loading</b>	Dock Door
<b>Zoning</b>	<a href="#">MU-E - City of Longmont</a>
<b>Clear Height</b>	14'-18'

- Full HVAC
- Men's/Women's Lock Rooms
- Access to kitchen infrastructure



Unit 100 at 455 Weaver Park Road offers a unique sublease opportunity for athletic training, fitness, or sports performance users in one of Longmont's established flex/industrial corridors. The space benefits from convenient access to Highway 119, Hover Street, and major routes connecting Boulder and Denver, making it easily accessible for athletes, trainers, and clients throughout the Front Range. Located within a dynamic multi-tenant complex surrounded by fitness, wellness, and athletic-oriented users, the property provides an ideal environment for training operations seeking a functional, high-energy setting with ample parking and strong regional connectivity.

# // PROPERTY FLOOR PLAN



# // GALLERY





**455 WEAVER PARK ROAD**

**Longmont**

DRIVE TIMES	
Longmont	5 minutes
I-25	10 minutes
Boulder	30 minutes
Loveland	30 minutes
Denver	40 minutes

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