

INDIVIDUAL OFFICE SPACES FOR LEASE

HOVER STREET OFFICES

LONGMONT, CO 80501



1446 HOVER STREET, LONGMONT

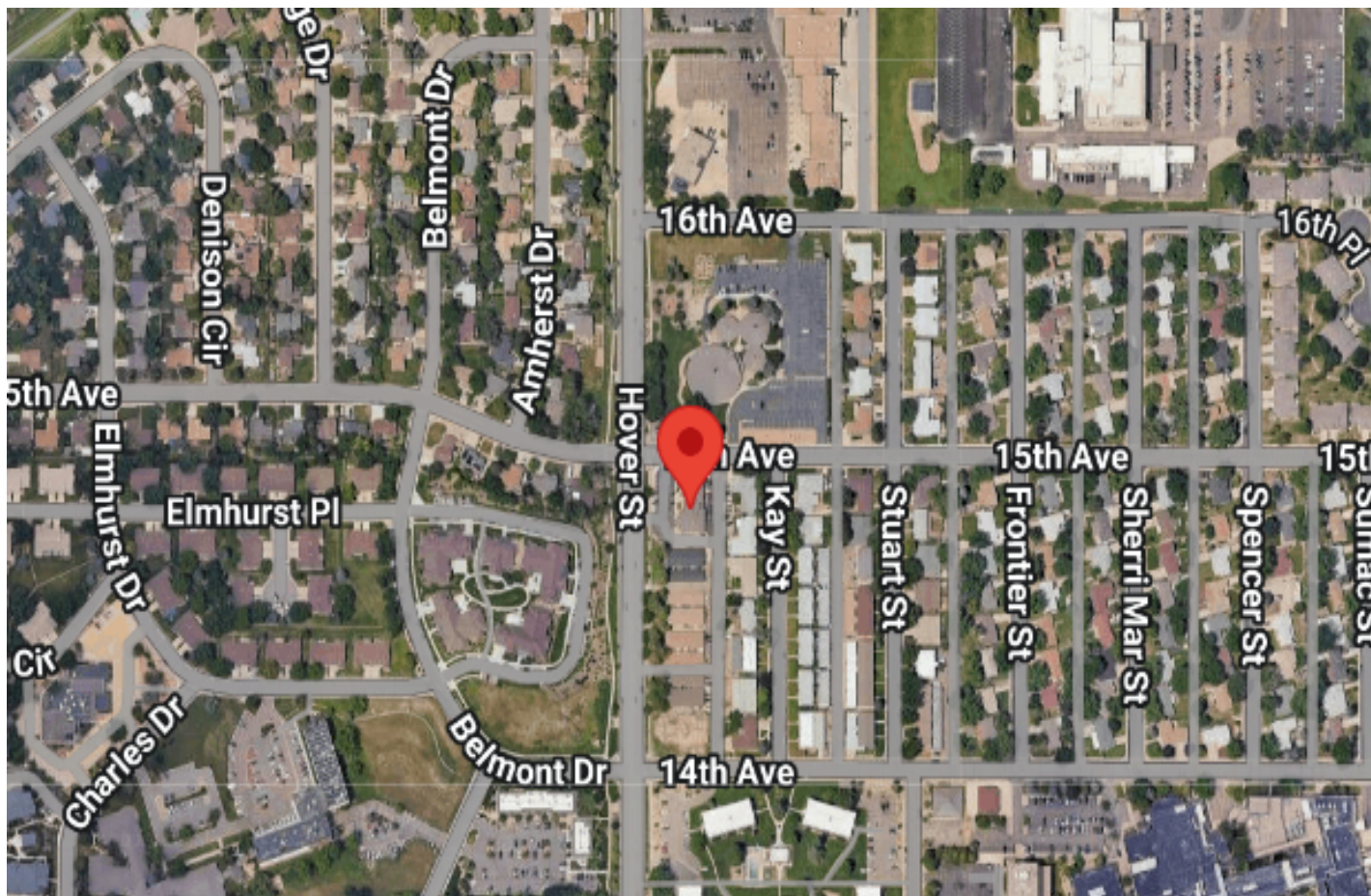
RE/MAX ELEVATE
724 Main Street
Louisville, CO 80027



PRESENTED BY:

KEITH KANEMOTO, SIOR
Broker Associate
cell: (303) 472-2222
keithk@remax.net

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Property Summary

Lease Rate:	See Available Spaces
Lease Term:	Minimum 1 year
Available SF:	See Available Spaces
Floor:	2nd floor, no elevator access
Parking:	Front and Rear of building
Zoning:	R-MN Residential Mixed Neighborhood
Lease Type:	Modified Gross

Property Overview

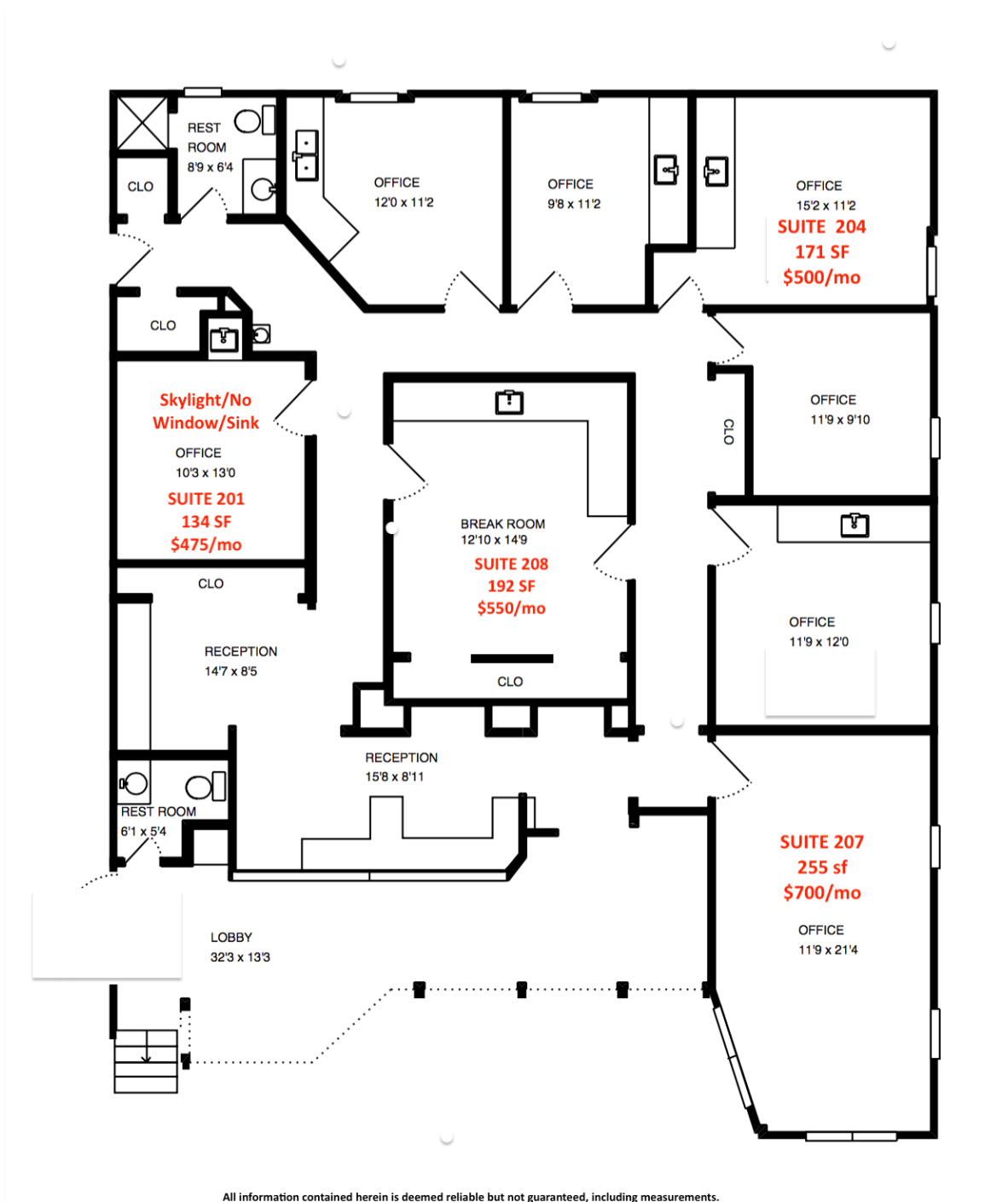
Perfectly sized small office suites available in North Longmont in a medical office building. All Suites are located on the second floor (no elevator) with a common lobby and restrooms Great location with ample off street parking in front and rear of building, and close to many amenities including Safeway, Starbucks, restaurants, shopping, banking and much more...Yes, Nextlight is available!

Location Overview

Tenant pays any data/telecommunications, WIFI and interior janitorial.

AVAILABLE SPACES

Suite	Size	Rate	Available
201	134	\$475 /mo	Immediately
204	171	\$500 /mo	Immediately
207	255	\$700 /mo	Immediately
208	192	\$550 /mo	Immediately
250C	173	\$505 /mo	October 1, 2026





FLOOR PLAN

1446 HOVER STREET, SUITE 250

Suite 250C has been recently renovated and has one window. It is 173 SF and \$505.00 per month modified gross.

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