

Flex Space For Lease or Sale

1110 BOSTON AVENUE | LONGMONT, CO

FOR LEASE:

Size: 5,840 SF (first floor)

Rate: \$14 NNN (\$5.50)

FOR SALE OFFERING:

Building Size: 11,680 SF

Zoning: MU-E

50% leased

Offered at ~~\$2,700,000~~

Price Drop
\$2,200,000

OVER THE RIVER...

Through the woods, and next to the greenway is 11,680 square feet of functional, well lit flex office space in Longmont. This property offers a mix of lab/shop space, offices, conference rooms, and breakroom accommodations. Take advantage of Longmont's most permissive zoning to do whatever makes your business run. And, while you might be tucked away and out of sight you'll hardly feel "up the creek!" After all, there's open space (and Left Hand Brewing) just a short, scenic walk away. Available for lease immediately, so don't wait too long or you might wind up crying a river!

PROPERTY HIGHLIGHTS

- MU-E zoning allows many uses: professional services, medical, industrial, lab, and more
- Shop/lab space with 8' drive-in door
- Private offices, each with windows
- Secure, private, and very quiet
- Includes kitchen, breakroom, lobby
- Located on the beautiful St. Vrain Creek with access via multi-use path

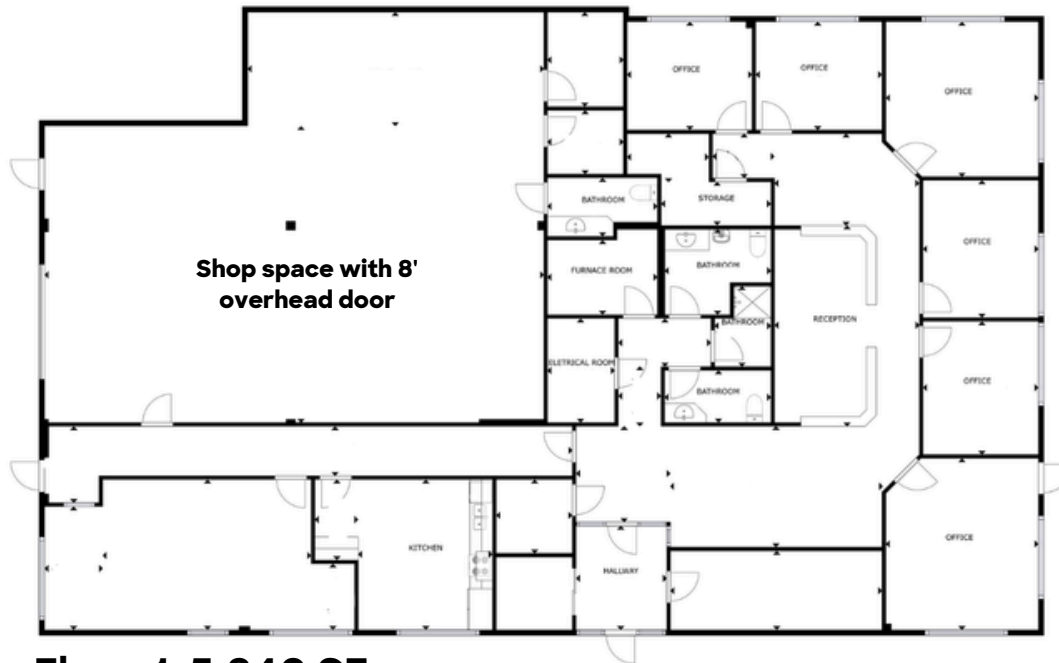
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FIRST FLOOR



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