



## PROPERTY HIGHLIGHTS

**Turn-key office space available for sublease.** The space was recently renovated and includes high ceilings, excellent natural light, and modern finishes throughout. The layout consists of 5 private offices, open space, reception area, 2 kitchenettes/break areas, and a large employee lounge. The building also has a large common conference room and a smaller huddle room for the tenant's use, along with an outdoor courtyard. All furniture is available (including modern/sit desks), making this a wonderful plug & play opportunity. The building is located in the heart of Longmont near Main St. and Ken Pratt Blvd and is in walking distance to many amenities including coffee, restaurants and shopping. Easy access from any direction, located near public transit, and ample surface parking are just a few more perks that make this space a must-see. Sublease term runs through March 31, 2026.

Suite	5,079 RSF
Timing	Through March 31, 2026
Lease Rate	Negotiable
Expenses (Est)	\$10.23/RSF
Parking	Ample On-Site
Zoning	M-UC-Mixed-Use Corridor

## FOR MORE INFORMATION



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Natural Light
 Ample Parking
 Furniture Available

Open Space
 Kitchen Space

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# QUALITY CREATIVE OFFICE SPACE FOR SUBLEASE

755 Delaware Avenue, 1B - Longmont, CO 80501



## PROPERTY PHOTOS



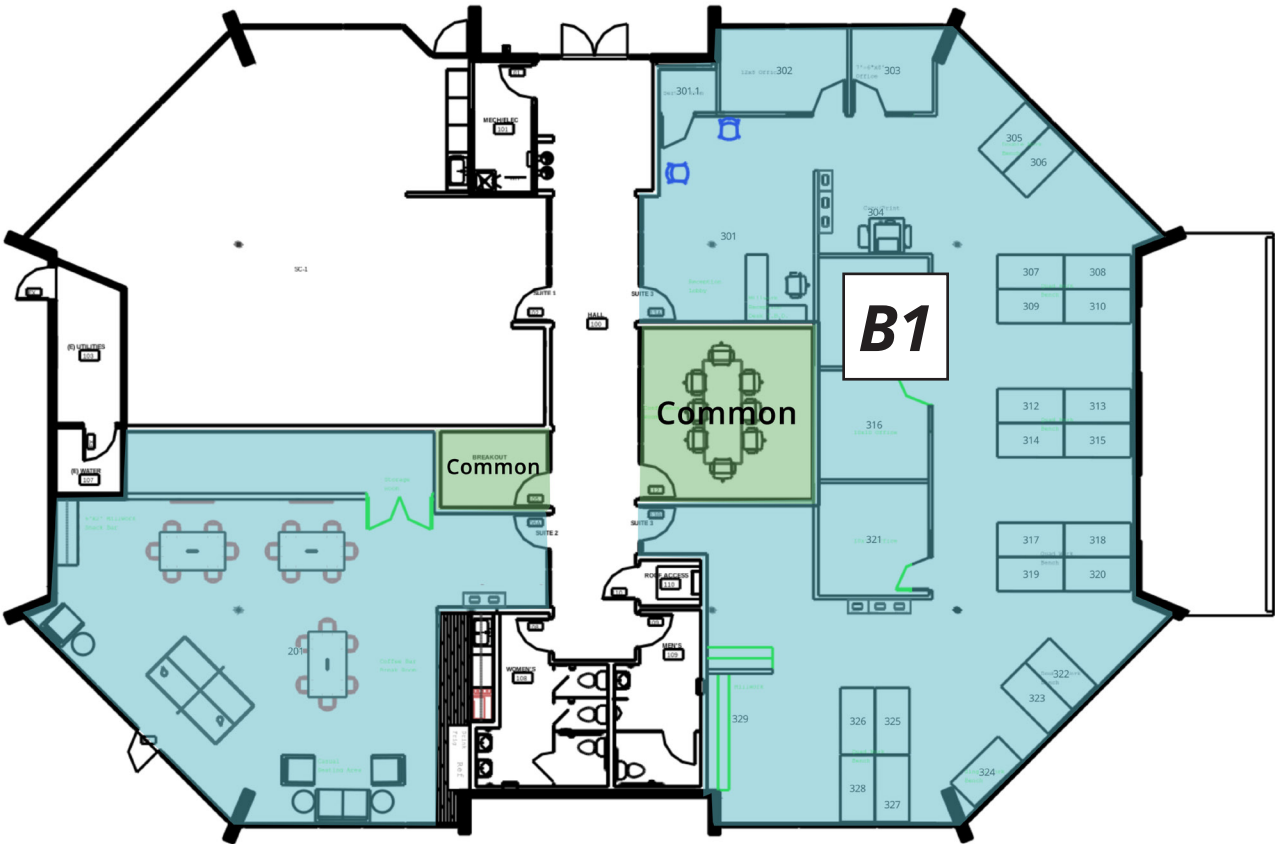
For a complete disclaimer, please see page one of this brochure.

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## PROPERTY FLOOR PLAN



## PROPERTY LOCATION

