

ELEVATE YOUR BUSINESS AT 202 MAIN STREET

PRIME OFFICE & RETAIL SPACE IN HISTORIC
DOWNTOWN LONGMONT



YOUR GATEWAY TO
DOWNTOWN VIBRANCY

202
Main Street
LONGMONT, COLORADO

CBRE

WELCOME TO 202 MAIN STREET

LEASE RATE	\$20/SF NNN
ESTIMATED NNN	\$8/SF



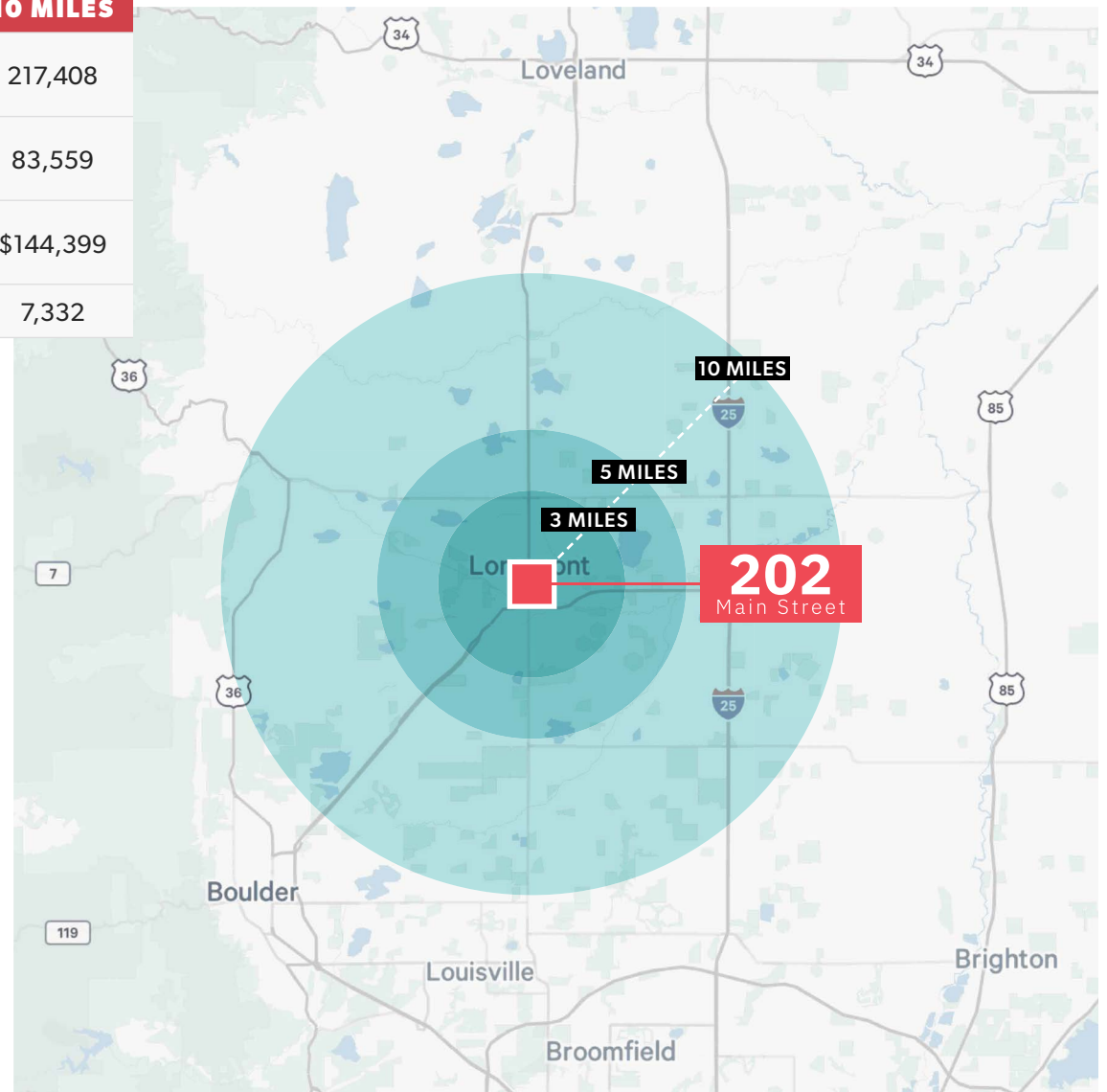
UNRIVALED LOCATION, UNMATCHED OPPORTUNITY

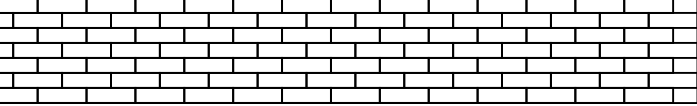
Located at a prominent corner on Longmont's historic Main Street, 202 Main Street offers an exceptional opportunity for businesses seeking visibility, high-traffic exposure, and a vibrant community. This is more than just an address; it's a strategic move to position your business at the heart of Longmont's bustling downtown.

AREA DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
2024 POPULATION (Current Year Estimate)	88,145	110,760	217,408
2024 HOUSEHOLDS (Current Year Estimate)	35,682	44,790	83,559
2024 AVERAGE HOUSEHOLD INCOME	\$118,872	\$126,156	\$144,399
2024 BUSINESSES	3,711	4,103	7,332

KEY FEATURES

- **PRIME MAIN STREET FRONTAGE:** Benefit from unparalleled visibility and constant foot traffic
- **HIGH-END FINISHES:** Impress clients and foster a productive environment with sophisticated interiors.
- **PRIVATE PARKING:** A rare and valuable amenity in downtown, ensuring convenience for clients and staff.
- **FLEXIBLE LAYOUTS:** Available vacant spaces range from 192 to 1,684 square feet, perfect for various professional office or retail needs.
- **EXCELLENT SIGNAGE OPPORTUNITIES:** Maximize your brand presence with prominent display options.





DISCOVER DOWNTOWN LONGMONT



THRIVING COMMUNITY, ENDLESS POSSIBILITIES

202 Main Street places you in the center of a dynamic and growing community. Downtown Longmont is a Certified Colorado Creative District, brimming with arts, culture, and a rich history



WHY LONGMONT?

- **ECONOMIC GROWTH:** Longmont's commercial real estate market is robust, with a variety of office and retail spaces available.
- **CULTURAL HUB:** Explore world-class exhibits at the Longmont Museum, enjoy local art, and experience numerous festivals and events throughout the year.
- **OUTDOOR PARADISE:** With extensive trails like the St. Vrain Greenway, Union Reservoir for water activities, and nearby Rocky Mountain views, outdoor recreation is abundant.
- **CRAFT BEVERAGE SCENE:** Home to award-winning breweries, distilleries, and a cidery, including Left Hand Brewing Company and Oskar Blues Brewery.
- **FAMILY-FRIENDLY:** Longmont offers a variety of activities for all ages, from farm visits to trampoline parks and nature areas.
- **RICH HISTORY:** Longmont was founded in 1871 by the Chicago-Colorado Colony and has grown into a diverse community with a fascinating past.

YOUR BUSINESS
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SEIZE YOUR OPPORTUNITY

202 Main Street isn't just a space; it's a strategic investment in your business's future. With its prime location, exceptional amenities, and the vibrant energy of downtown Longmont, this is where your business will thrive.

IDEAL FOR:

PROFESSIONAL OFFICES ■ BOUTIQUE RETAILERS
CREATIVE AGENCIES ■ SERVICE PROVIDERS

AND MORE!



CONTACT US TODAY TO SCHEDULE A PRIVATE SHOWING:



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