

INDUSTRIAL/FLEX FOR SUBLEASE

**1833 SUNSET PLACE, SUITE C**

LONGMONT, COLORADO 80501



**RE/MAX ELEVATE**  
724 Main Street  
Louisville, CO 80027



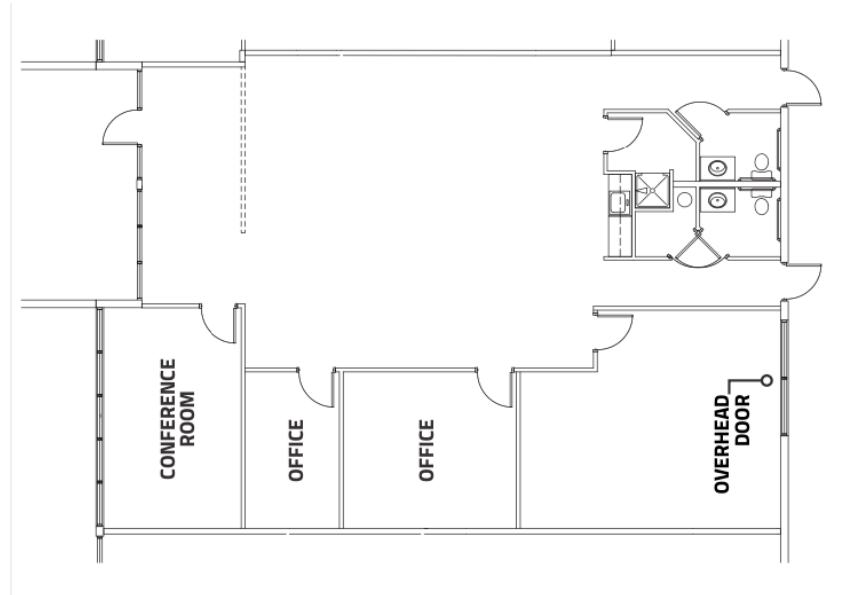
*PRESENTED BY:*

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## PROPERTY SUMMARY

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### Property Summary

Lease Rate:	\$12.00 PSF + NNN
2025 Triple Nets:	\$13.46 PSF
Lease Expiration:	May 31, 2028
Available SF:	2,443
Grade Doors:	1
Availability:	30 days notice

### Property Overview

Unlock the potential of this 2,443 SF office/industrial/flex space for SUBLEASE. Thoughtfully designed for a variety of uses, the space includes two private offices (easily convertible for other uses), a conference room, and a flexible storage or shipping area with an overhead door for added functionality.

Additional features include a dedicated breakroom, two private restrooms, and a secure outdoor playground—ideal for continuing daycare operations or reimagining the space to suit your business needs.

Conveniently located just minutes from the vibrant Village at the Peaks shopping center, this location offers excellent access, visibility, and adaptability for a wide range of professional or creative uses.



## PROPERTY PHOTOS

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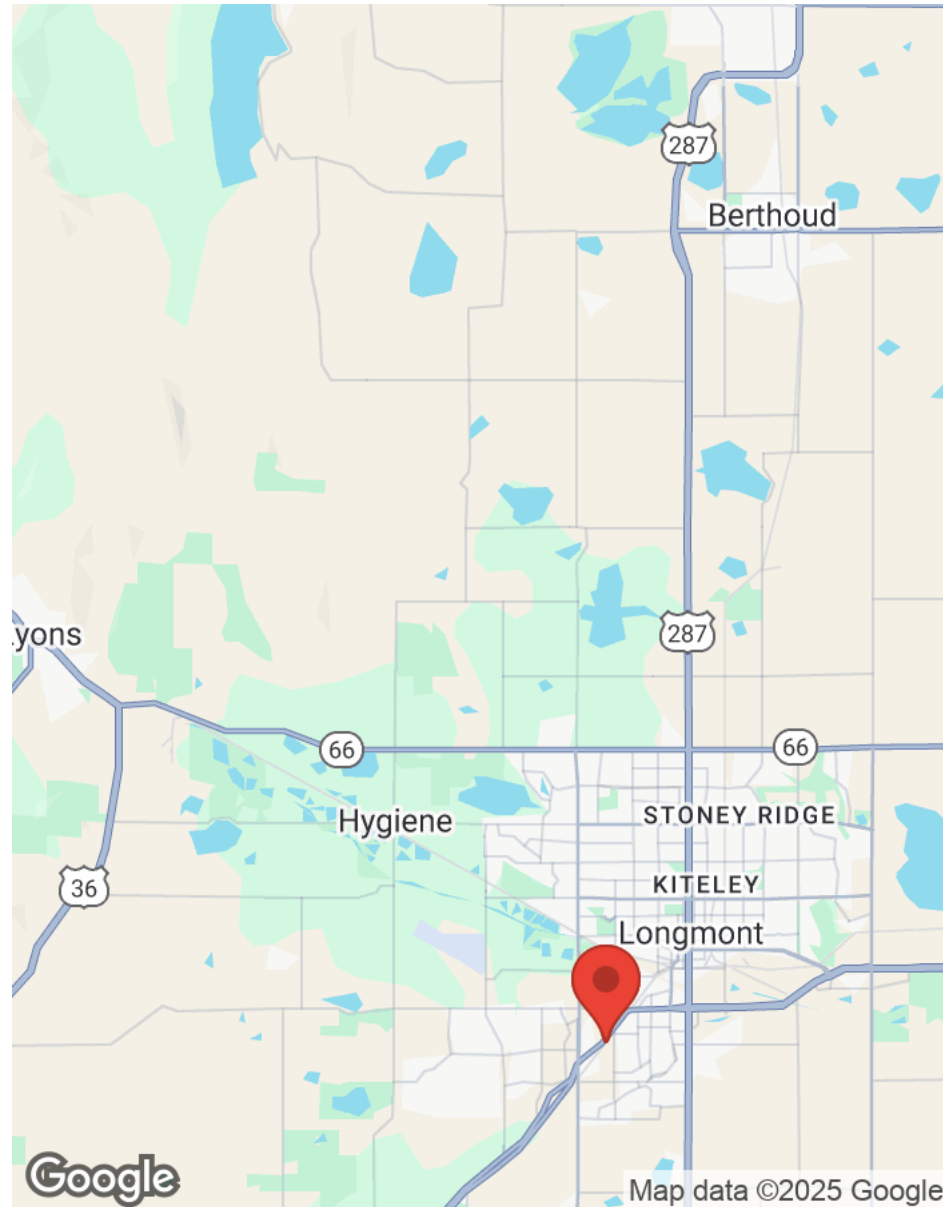


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# LOCATION MAPS

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