

CLASS A OFFICE SPACE FOR LEASE

3601 N. STAGECOACH ROAD, SUITE 101
LONGMONT, COLORADO 80504



RE/MAX ELEVATE
724 Main Street
Louisville, CO 80027



PRESENTED BY:

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FOR LEASE

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

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Property Summary

Lease Rate:	\$16.50 PSF
Triple Nets:	\$12.18 PSF
Suite Size:	4,401 SF
Lease Term:	Negotiable
Building Size:	14,144 SF
Year Built:	2007
Zoning:	PUD
County:	Weld
Available:	November 2025

Property Overview

This Class "A" office space is ready for a new user. It checks the boxes for many features that companies are looking for in new office space with a reception area, multiple private offices, bullpen space, conference room, private restrooms, and a kitchenette. Don't miss out on this opportunity!

Location Overview

- A large concrete parking lot with ample parking for employees and guests.
- Large glass exterior windows for natural light into the space.
- Easy access to I-25 and along the Front Range.
- Monument signage on Highway 119 is available.
- High speed Internet available.

FLOOR PLAN

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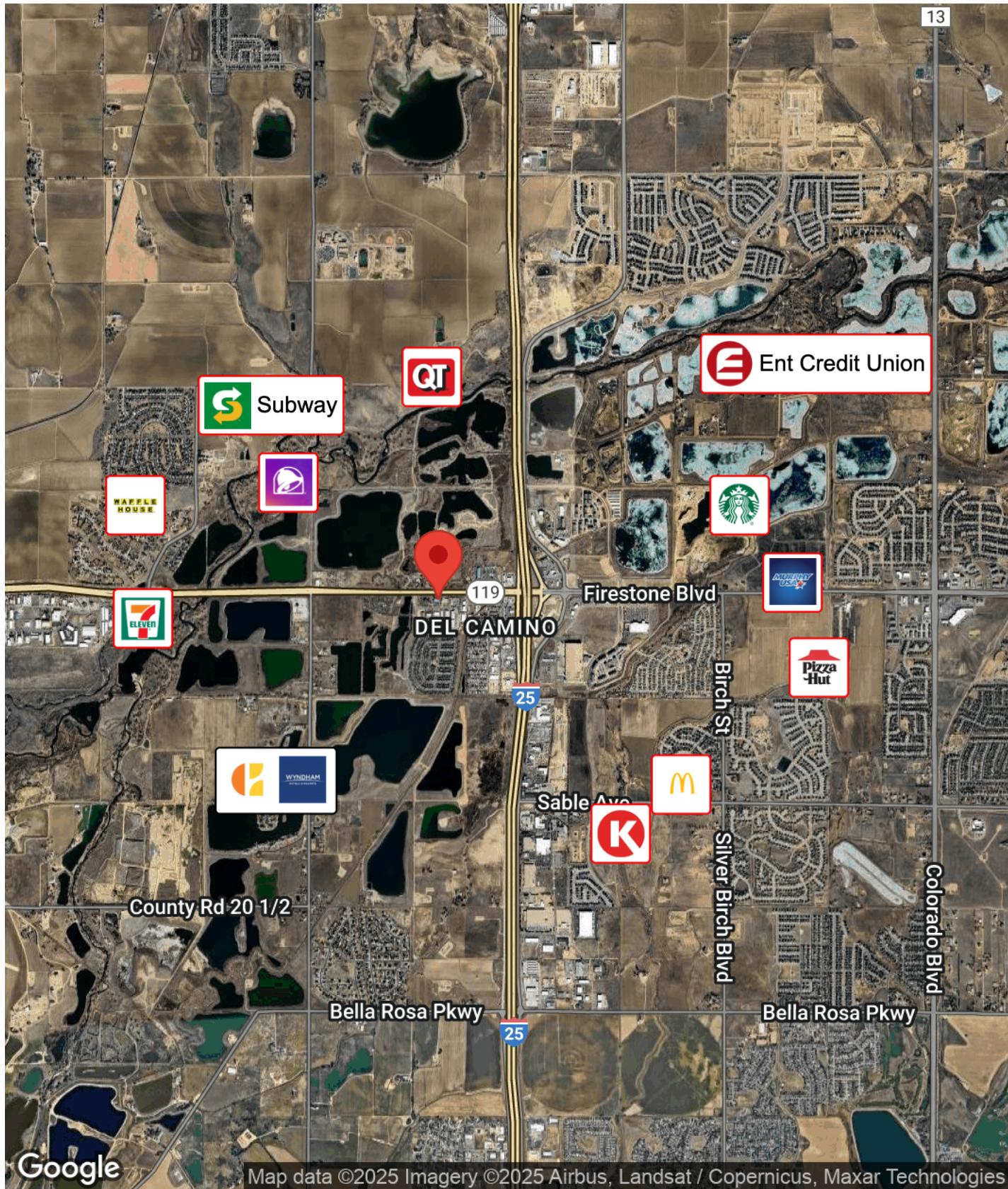
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BUSINESS MAP

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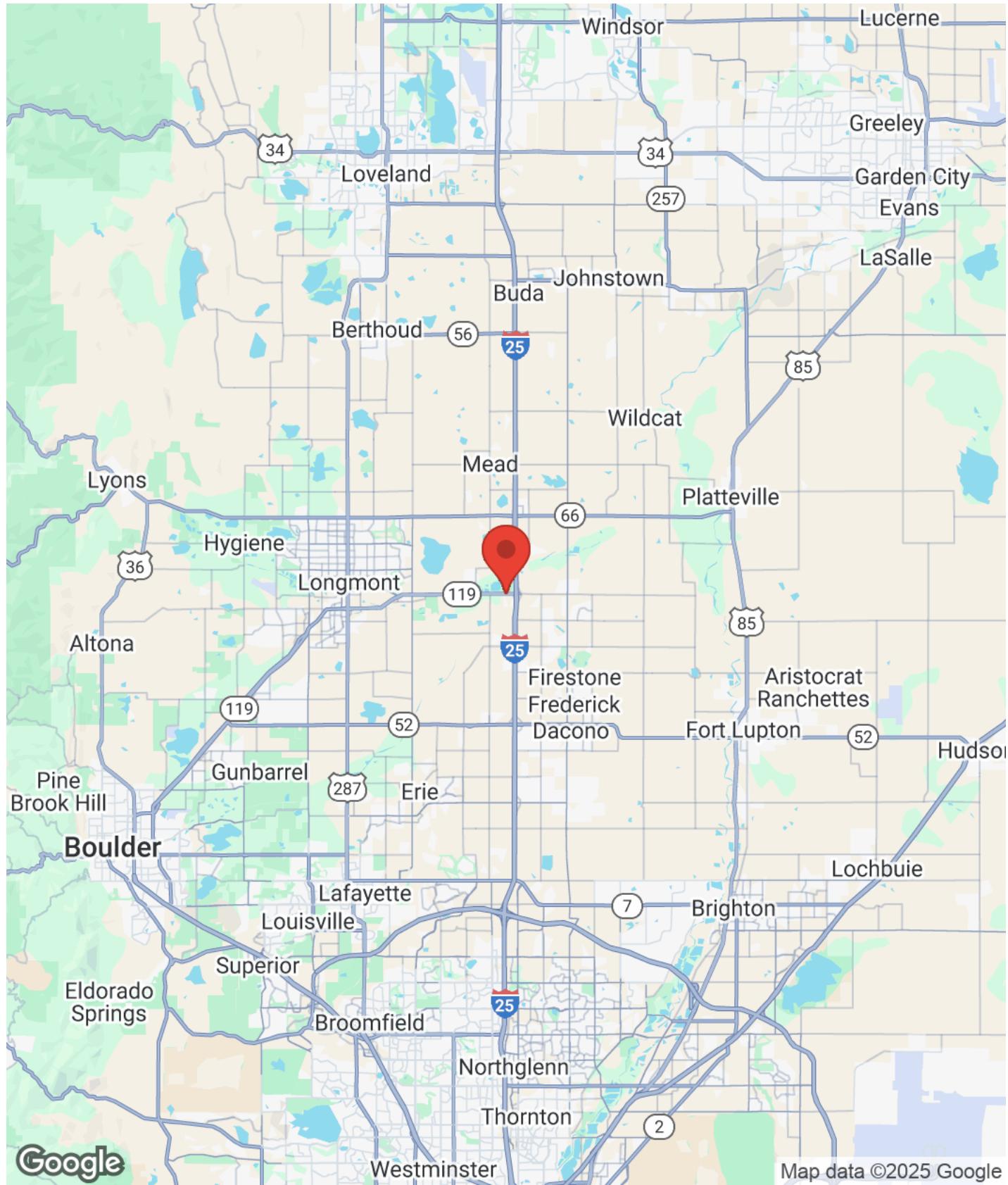
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REGIONAL MAP

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DISCLAIMER

3601 STAGECOACH ROAD NORTH

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