

525 3rd Avenue

Longmont, Colorado 80501

For Lease | Prime Commercial Space

Approx. 90-1,063 sq/ft
\$350.00 - \$1,775.00 Gross Lease



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Details

- Excellent location in this historic building with excellent visibility in downtown Longmont. Retail/office space available. Elevator. Walk to restaurants, shopping, breweries, and more. Close to biking and walking trails.
- Suite 108 - Private small office space
- Suite 120 - Ideal for a small private office space
- Suite 130 - Great office space, faces Main Street with lots of natural light and high ceilings.
- Suite 205 - 3rd floor open loft, flexible interior layout, making it attractive for shared offices, creative studios, or collaborative work environments.
- Street parking or City of Longmont parking lot parking.
- Gross lease, all utilities included.
- The building is wired for Nextlight (paid by tenant).



Lobby



Suite Example

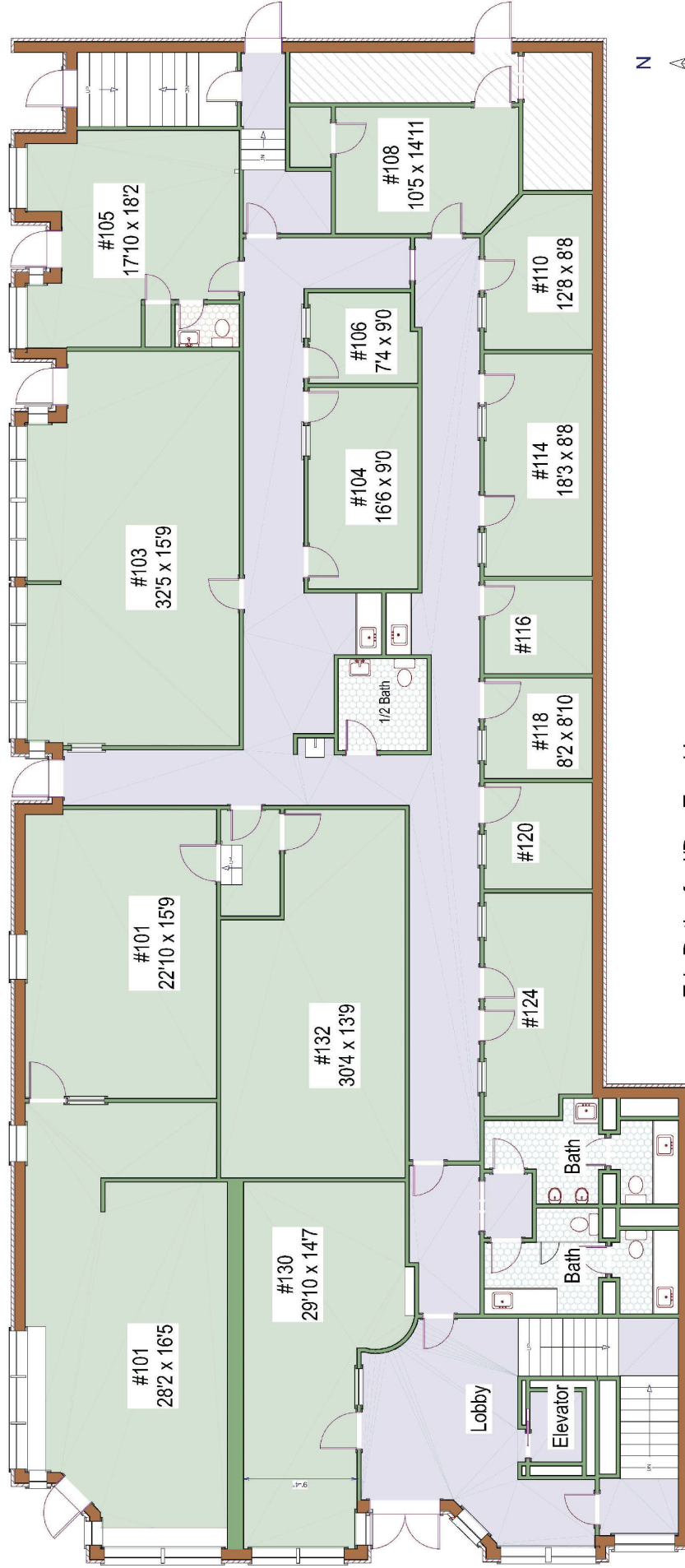


Kitchenette

Details			
Suite 108	Approx 148 sq/ft	\$450.00 / month	
Suite 120	Approx. 90 sq/ft	\$350.00 / month	
Suite 130	Approx. 294 sq/ft	\$975.00 / month	
Suite 205	Approx. 1,063 sq/ft	\$1775.00 / month	

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Main Level



Eric Rutherford/Dan Tremblay

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Measurements are approximate and no responsibility is taken for any omission or mis-statement. These plans are for visual representation purposes only. Floor plan is not an architectural as-built.

Floor Plans prepared by Overhead Views, (303)886-9578, esw@overheadviews.com

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Second Level

Tenant Area

Common Area



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*Dimensions estimated, not able to access room.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any omission or mis-statement. These plans are for visual representation purposes only and should be used as such by any prospective purchaser. Floor plan is not an architectural as-built. Square footage is determined using exterior wall dimensions and is not guaranteed.

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