



7102 LA VISTA PLACE #203 | LONGMONT, CO

For Sale: \$450,000
Base Rent: \$16.00/SF



Discover a rare opportunity to own or lease a bright and inviting second-story office condo in the heart of Niwot, Colorado. Perfectly positioned with expansive views of open natural space and the stunning Flatirons, this professionally designed space offers both functionality and tranquility. Step into your own private entrance and enjoy a dedicated balcony where you can soak in sweeping mountain views—ideal for breaks or informal outdoor meetings. Inside, the office features two private offices, each with its own cozy fireplace, perfect for creating a warm and welcoming workspace year-round.

GENERAL INFORMATION

Total SQ FT (Inc. Common Area).....1,553

For Sale.....\$450,000

Base Rent.....\$16.00/SF/YR

NNN.....\$14.38 SF/YR

Owner's Association Dues....\$770.62/MO

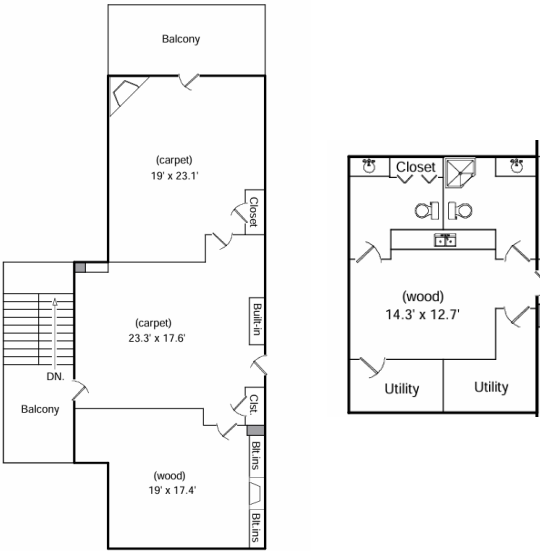
Property Tax\$8,085.20

Year Built 1997

Heating..... Forced Air

Cooling.....HVAC

In addition to the private offices, there's a versatile open area ideal for shared workstations, a collaborative space, or even a reception or waiting area. The shared kitchenette and restroom with the neighboring unit offer convenience without compromising space or privacy. Located just off Highway 119, this office provides easy access to both Boulder and Longmont, making it a strategic location for professionals and businesses looking for visibility and connectivity in a peaceful, scenic setting. Whether you're looking to invest or move your business into a light-filled, mountain-view space, this Niwot office condo is a unique gem that combines natural beauty, comfort, and convenience.



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Information herein deemed reliable but not guaranteed. Distance and measurements are approximate and subject to correction. See our listings at www.thegroupinc.com 4.16.2025

