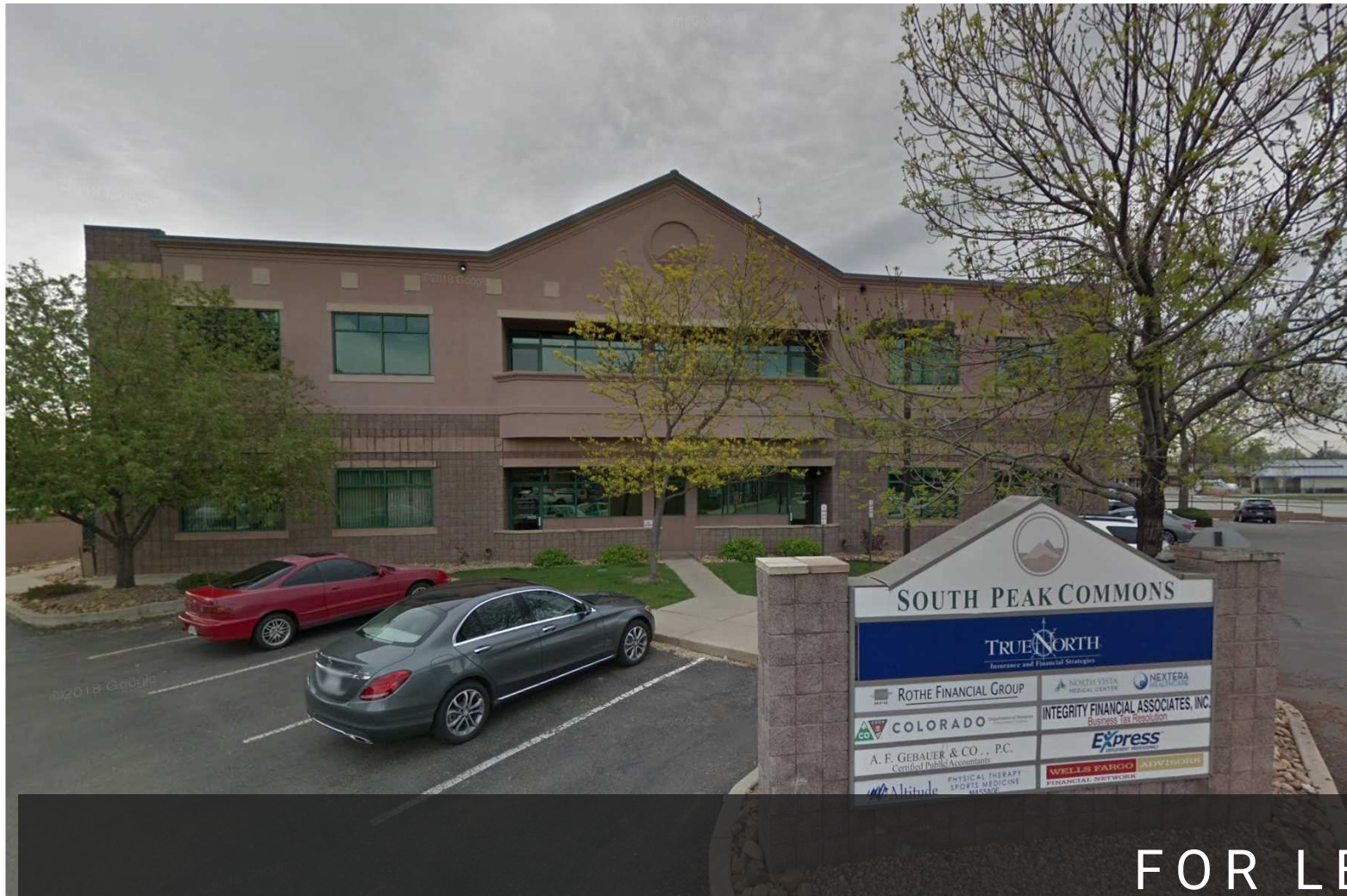


OFFICE FOR LEASE

275 S. MAIN STREET, SUITE 208

LONGMONT, CO 80501



FOR LEASE

RE/MAX ELEVATE

724 Main Street
Louisville, CO 80027



PRESENTED BY:

KEITH KANEMOTO, SIOR

Broker Associate
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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

275 SOUTH MAIN STREET, SUITE 208 | LONGMONT, CO 80501



Property Summary

Lease Rate:	\$14.00 PSF + NNN
2025 Triple Nets:	\$10.36 PSF
Lease Term:	Negotiable
Available SF:	2,125
Building Size:	25,517 SF
Lot Size:	64,643 SF
County:	Boulder
Zoning:	Mixed Use Corridor

Property Overview

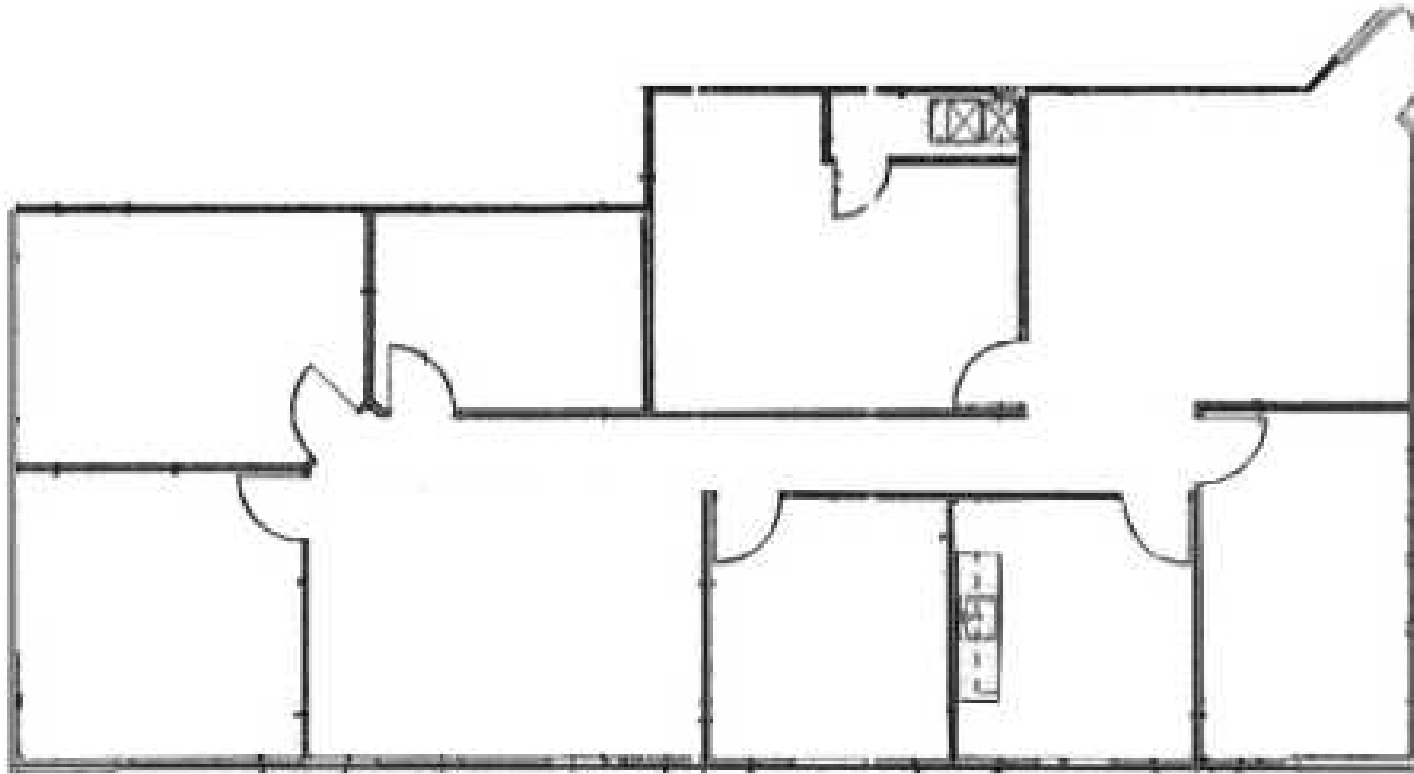
Great office space opportunity at the corner of South Main Street and Ken Pratt Boulevard. This 2,125 square foot space consists of a reception area, multiple private offices, many with windows, and a kitchenette. Signage opportunities exist on two large monument signs on Ken Pratt and South Main Street. Join Crest Insurance, Westec Construction, Altitude Physical Therapy, Elevations Credit Union Loan Department, and others at 275 South Main Street. This location is close to all amenities, including Whole Foods, Safeway, FirstBank and much, much more. Do not miss out on this opportunity!

Location Overview

Located at the intersection of Ken Pratt Blvd. and Main Street (Hwy 287)

FLOOR PLAN

275 SOUTH MAIN STREET, SUITE 208 | LONGMONT, CO 80501



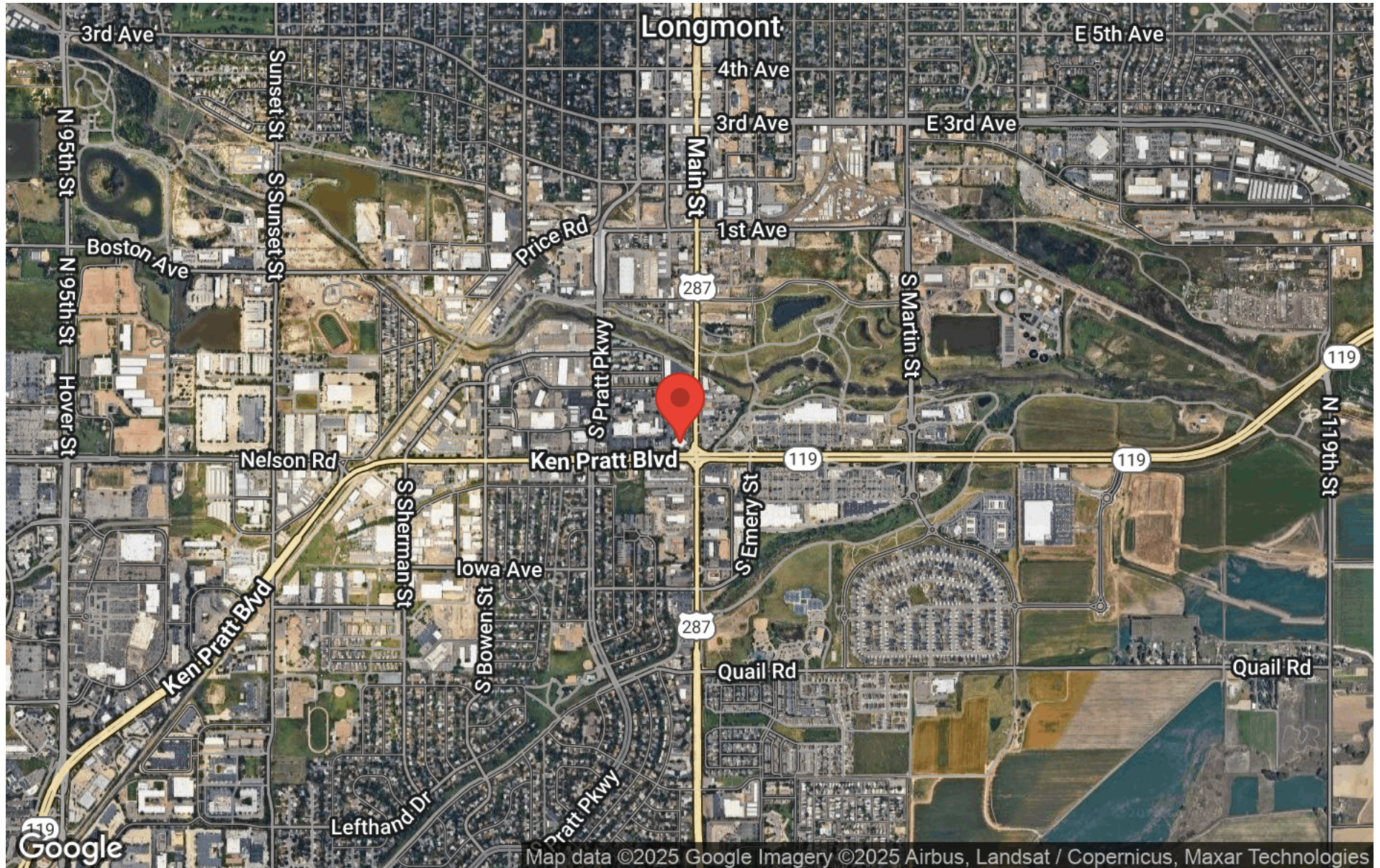
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AERIAL MAP

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