

## Central South Longmont Flex/Office for Lease

117 S SUNSET STREET | LONGMONT, CO 80301

### Suite H

Size: 1,385 SF

Rate: \$14.00 NNN (\$6.35)

Available: Now



# WATERFRONT FLEX

Anchor your operations in this updated flex office space on the scenic banks of the St. Vrain River. Located in the heart of central-south Longmont, this gem offers a blend of professional tranquility and vibrant surroundings. Featuring updated office spaces and spacious workshops with overhead doors, your team will navigate the workday with ease. After a productive day, unwind with a short paddle downstream to local breweries, restaurants, and convenient shopping, or get in 9 holes in at Sunset Golf Course. Catch this wave of opportunity before it's gone!

## PROPERTY HIGHLIGHTS

- Professional office space with good visibility from Sunset Street
- Located on the St. Vrain River with access to a multi-use path
- Breweries, shopping and restaurants nearby
- Zoning: N-PE



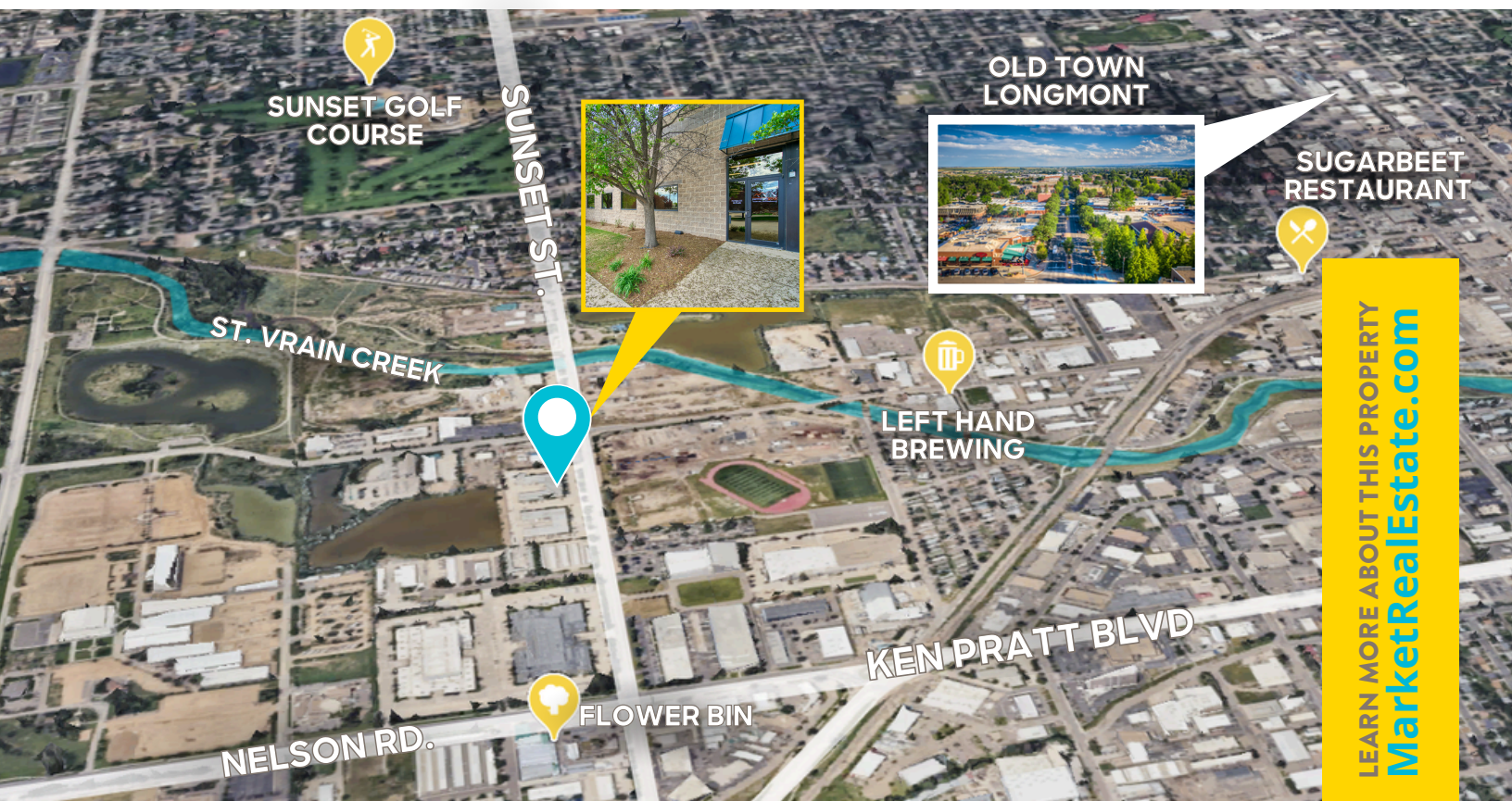
BACK OF BUILDING



LEARN MORE ABOUT THIS PROPERTY  
[MarketRealEstate.com](https://MarketRealEstate.com)

# market

REAL ESTATE



**HEIDI SCHAMBER**

303 444 4344

Heidi@MarketBoulder.com

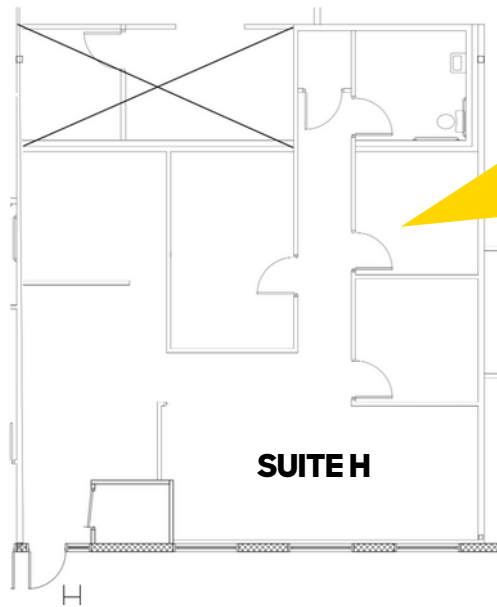
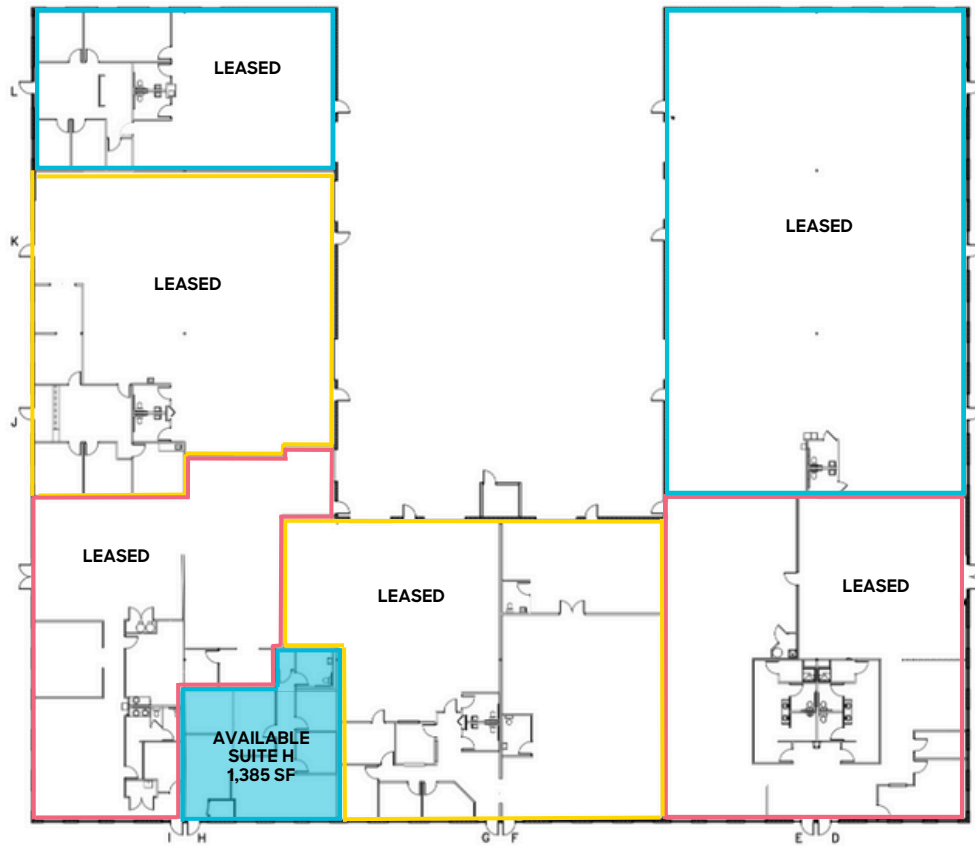
**ANNIE LARNER**

303 444 1344

Annie@MarketBoulder.com

LEARN MORE ABOUT THIS PROPERTY  
[MarketRealEstate.com](https://MarketRealEstate.com)





LEARN MORE ABOUT THIS PROPERTY  
[MarketRealEstate.com](http://MarketRealEstate.com)

**HEIDI SCHAMBER**

303 444 4344

Heidi@MarketBoulder.com

**ANNIE LARNER**

303 444 1344

Annie@MarketBoulder.com

