



# FOR LEASE/SALE

1567 Vista View Dr., Longmont, CO

## LEASE OPPORTUNITY

±5,217 SF Class A two-story office/flex suite, available for lease or owner-use. The space is fully built-out with polished concrete floors, a chef's kitchen, multiple private offices, conference rooms, open work areas, lounge areas, and restrooms on both levels. With premium finishes and a plug-and-play configuration, the space is ideal for office, flex, or lab users seeking minimal up-front improvements.

## INVESTMENT OPPORTUNITY

±10,367 SF, is leased to Ferguson Enterprises, LLC, a national credit tenant, through February 2027 at \$10,895/month NNN, providing immediate and stable income. Built with insulated metal panels (R-20/R-35), LED lighting, 90% efficient HVAC, and full sprinkler coverage, the property offers durability and efficiency. Additional features include secure onsite storage, a concrete loading dock, fiber connectivity, and professionally landscaped grounds.



Building Signage



Easy Access



Shower



Sprinklers



Near Parks



Kitchen

### FOR LEASE

Unit A	5,217 RSF
Lease Rate	\$13.80/RSF NNN
Expenses (Est)	\$6.95/RSF
Availability	Immediately

### FOR SALE

Building Size	15,584 SF
Sale Price	\$3,700,000
Occupancy	67% (Ferguson Enterprises)
NOI	\$94,482 (actual)
Zoning	C-3 & I-1



### FOR MORE INFORMATION

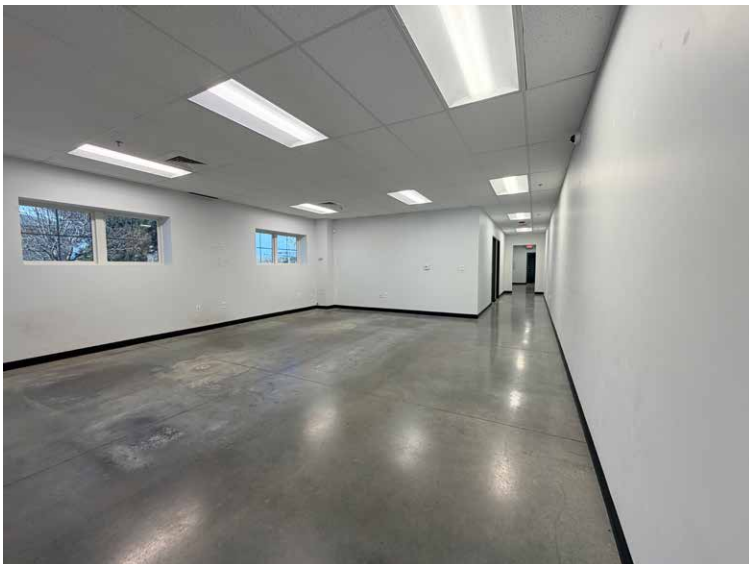
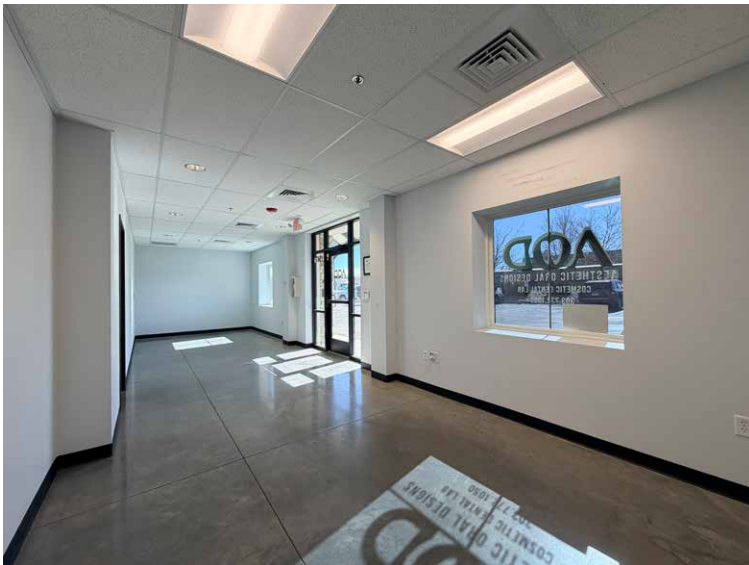
#### Ashley Overton

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# FOR LEASE/SALE

1567 Vista View Drive, Longmont, CO 80504

**AVAILABLE: 5,217 SF**  
Class A Two-Story Office/Flex  
Suite for Lease



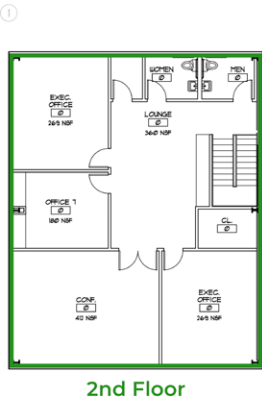
For a complete disclaimer, please see page one of this brochure.

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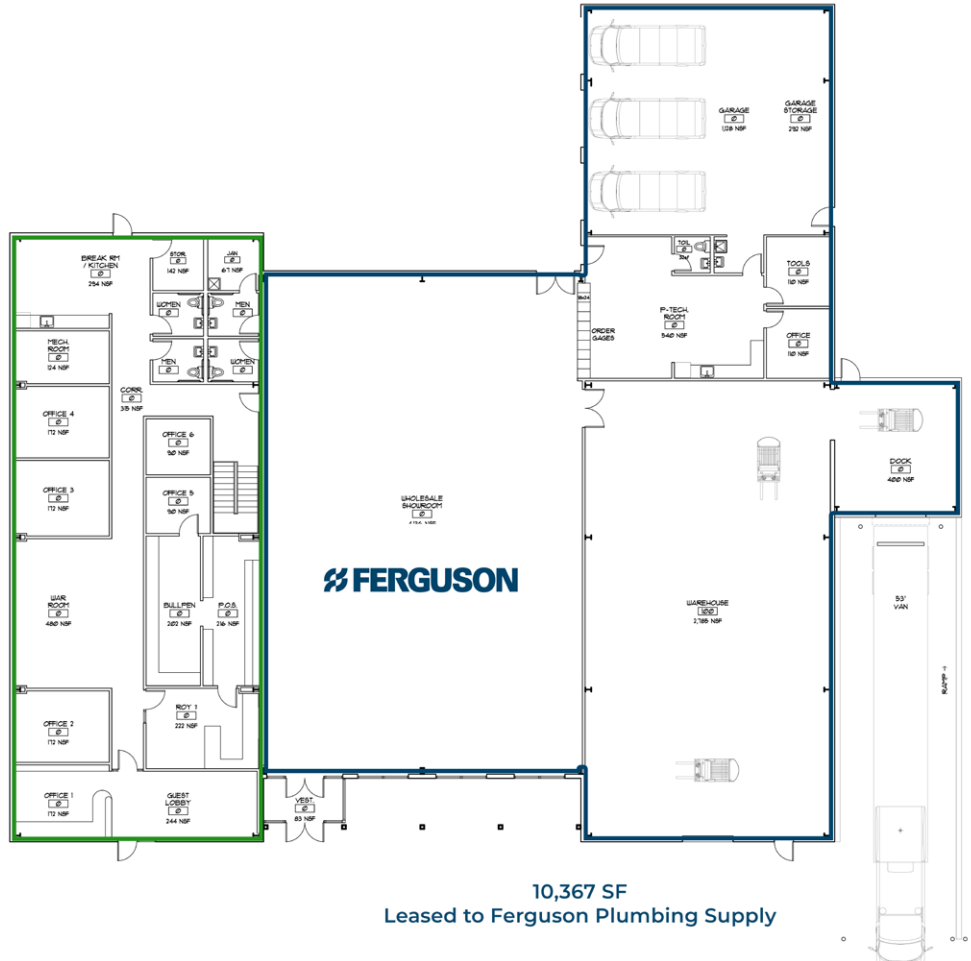
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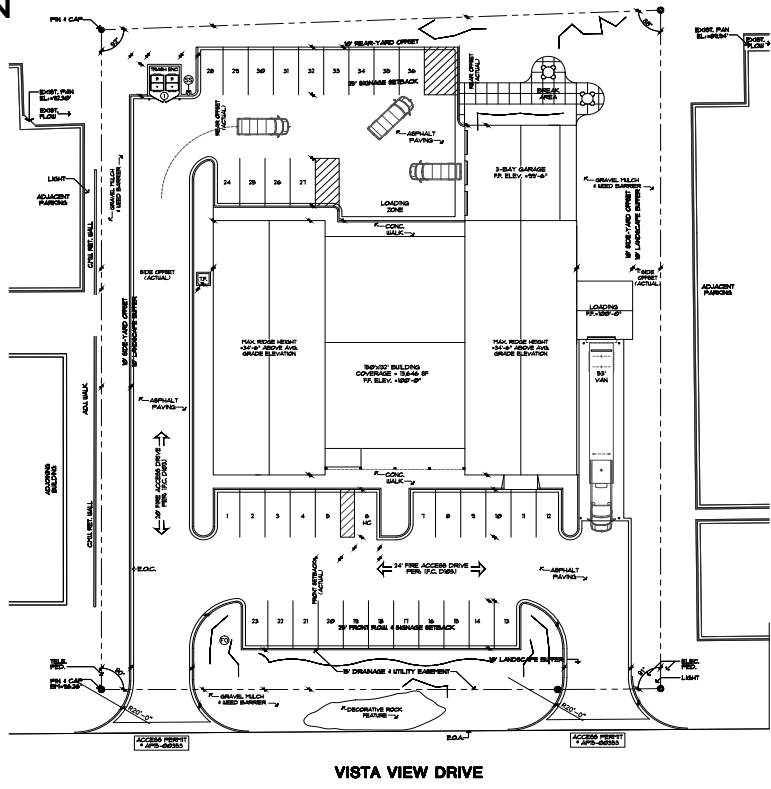
## PROPERTY FLOOR PLAN



Available: 5,217 SF  
Class A Office Flex Space



## PROPERTY SITE PLAN



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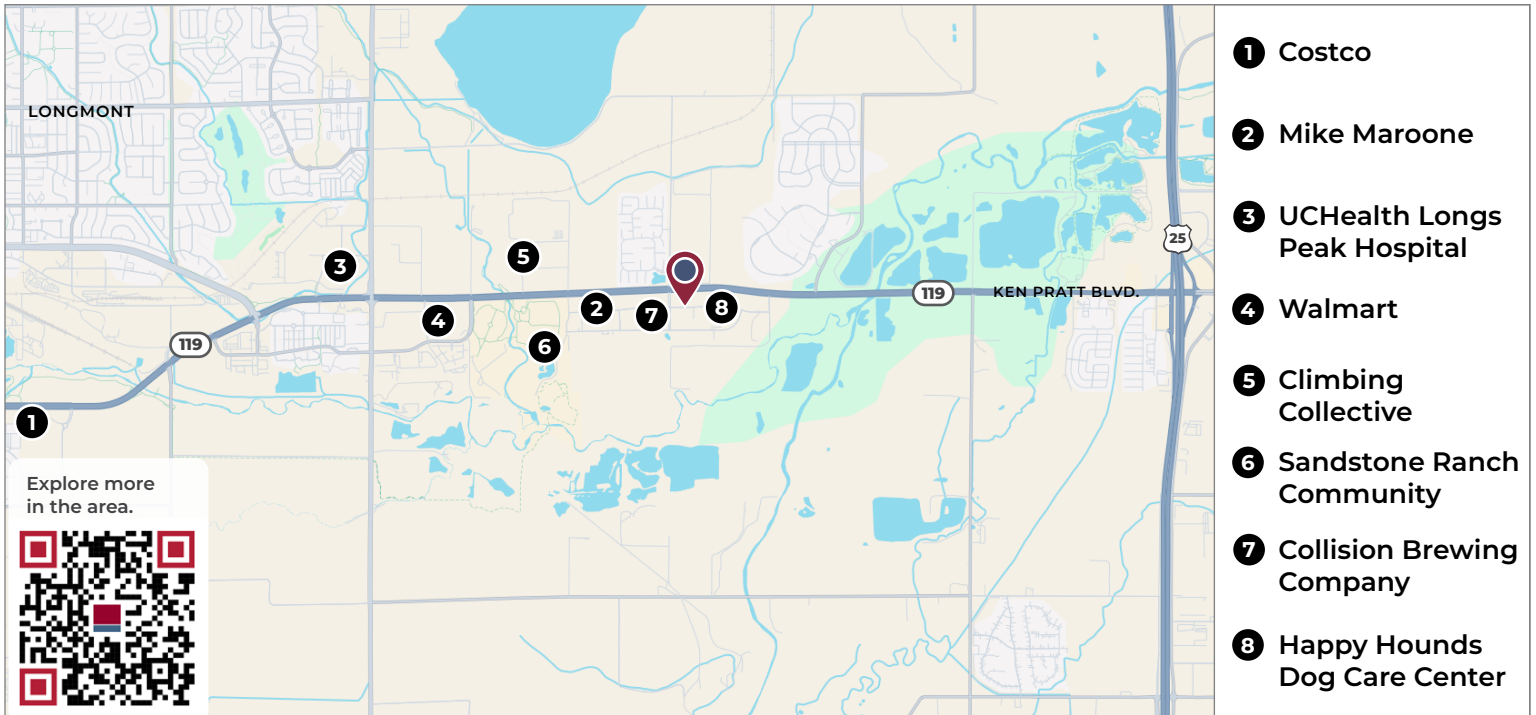
## WHY 1567 VISTA VIEW DRIVE?

- **Dual Opportunity:** Occupy or lease ±5,217 SF while benefiting from stable income.
- **Premium Buildout:** Modern finishes, efficient floorplan, and turnkey condition.
- **Strong Tenant:** Ferguson Enterprises provides reliable cash flow through 2027.
- **Quality Construction:** Energy-efficient systems and durable building envelope.
- **Strategic Location:** Easy access, signage opportunity, and professional setting.

## PROPERTY LOCATION



1567 VISTA VIEW DRIVE,  
LONGMONT, CO, 80504



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Google Maps