

525 3rd Avenue

Longmont, Colorado 80501

For Lease | Prime Commercial Space

Approx. 90-1,063 sq/ft
\$189.00 - \$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 120 - Ideal for a small private office space
- Suite 201 B - Located on the second floor, common area entry, hardwood floors, sink, built in cabinet.
- Suite 205 - 3rd floor open loft, flexible interior layout, making it attractive for offices, creative studios, or collaborative work environments.
- Street parking or City of Longmont parking lot parking.
- Cross lease, all utilities included.
- The building is wired for Nextlight (paid by tenant).

Lobby



Suite Example



Details

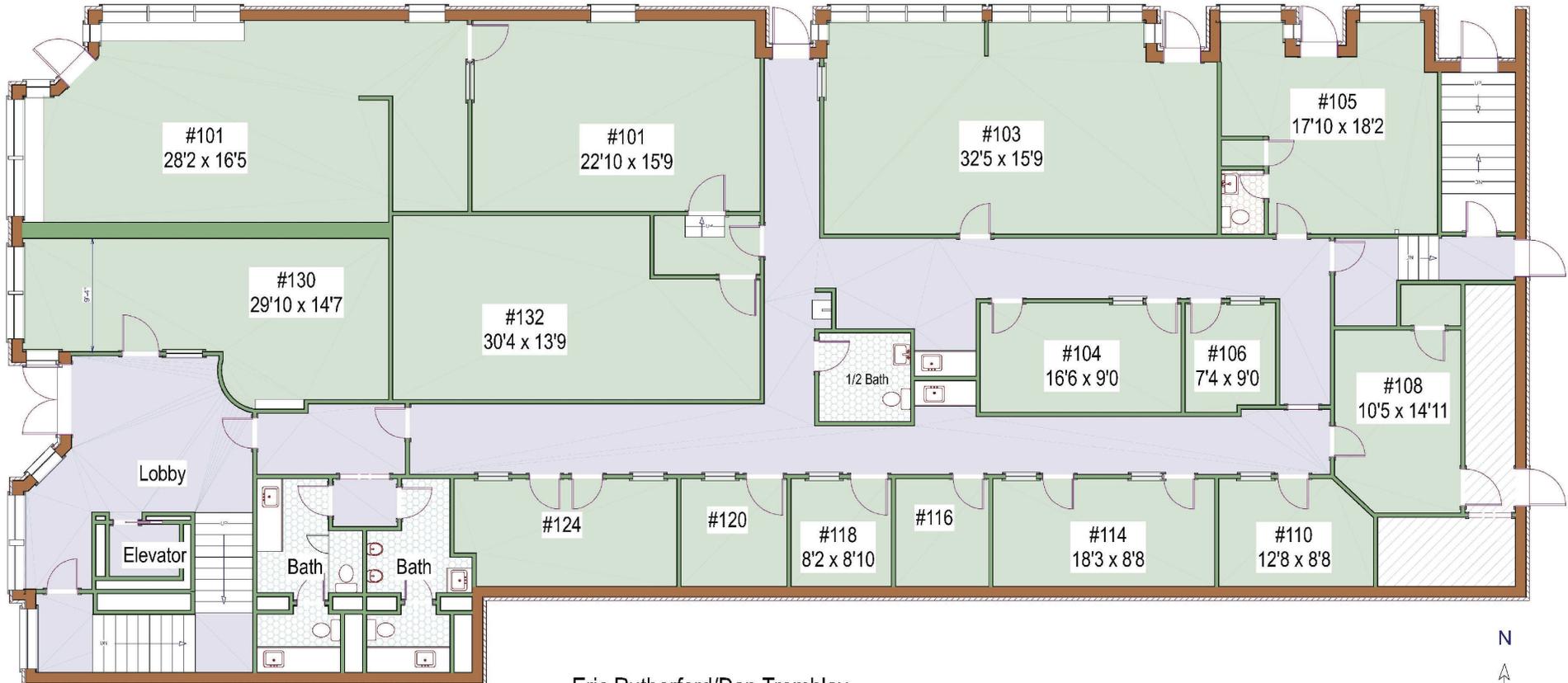
Suite 120	Approx. 90 sq/ft	\$189.00 / month
Suite 201B	Approx 362 sq/ft	\$600.00 / month
Suite 205	Approx. 1,063 sq/ft	\$1775.00 / month

Kitchenette



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Main Level



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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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Tenant Area

Common Area

Second Level



*Dimensions estimated, not able to access room.

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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.