

New Carpet and Kitchenette!

PROFESSIONAL OFFICE SPACE FOR LEASE

541 Main Street - Suite B
Longmont, CO 80501

PROPERTY HIGHLIGHTS

Discover your ideal workspace in this spacious and bright professional office available for lease. This exceptional property features three individual offices that offer privacy and productivity, a well-equipped kitchen/break area, and a private restroom for ultimate convenience. Situated in a prime location at the corner of 5th and Main, this single-story office building boasts dedicated parking and is fully ADA accessible, ensuring ease of access for all. The contemporary setting in the heart of downtown provides an atmosphere of innovation and growth. With dual entrances and excellent visibility, your business will stand out and thrive. Don't miss the opportunity to elevate your business in this dynamic and accommodating office space.

Suite B	1,227 RSF
Timing	Immediately
Lease Rate	\$19.00/RSF NNN
Lease Term	3 Years
Parking	3 Designated spaces
Zoning	MU-D
Expenses (2025 est)	\$7.67/RSF + utilities

**Colorado
Group**

FOR MORE INFORMATION



Near Bike Path



On Bus Route



Near Restaurants



Off-Street Parking



Excellent Visibility



Central Location

Maureen Espinoza

Principal Broker Associate

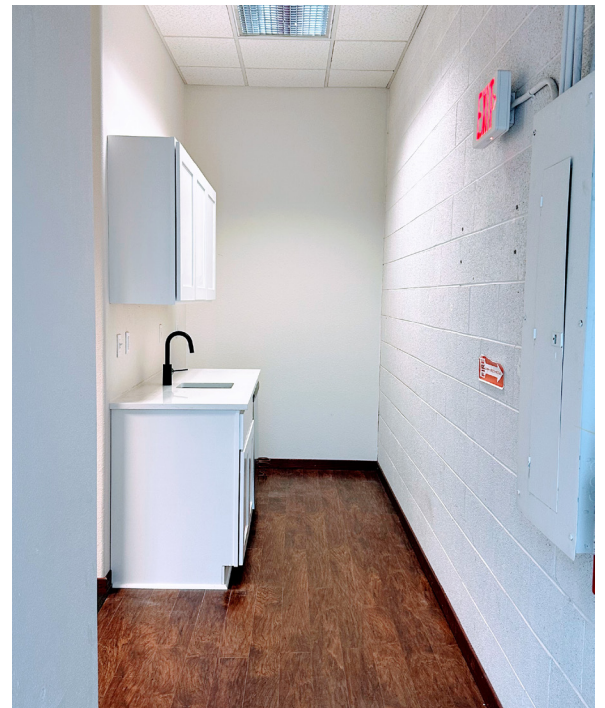
303.449.2131 ext 123

maureen@coloradogroup.com

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PROPERTY PHOTOS



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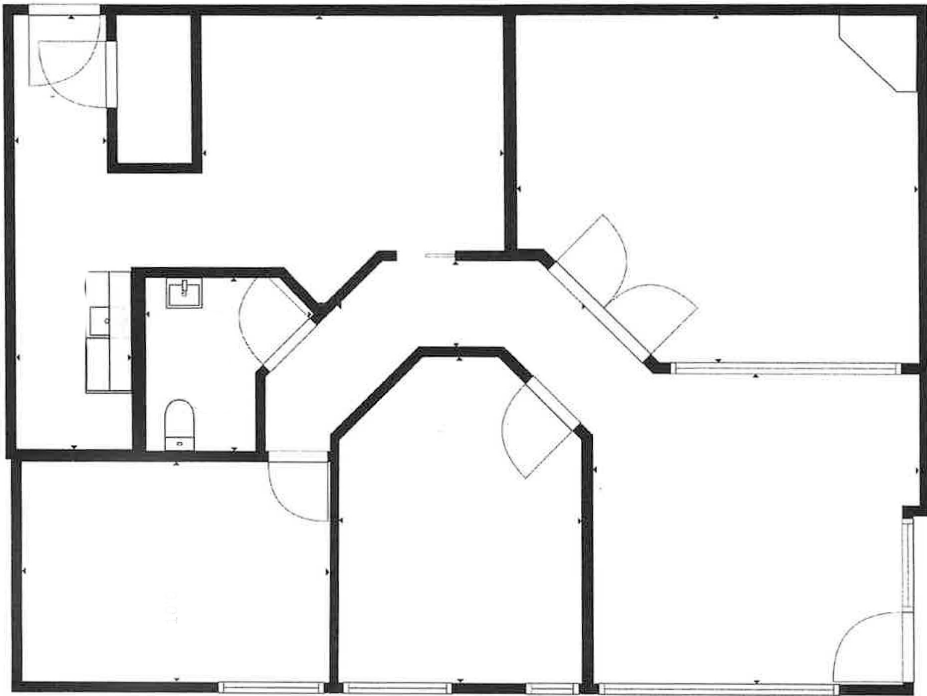
The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

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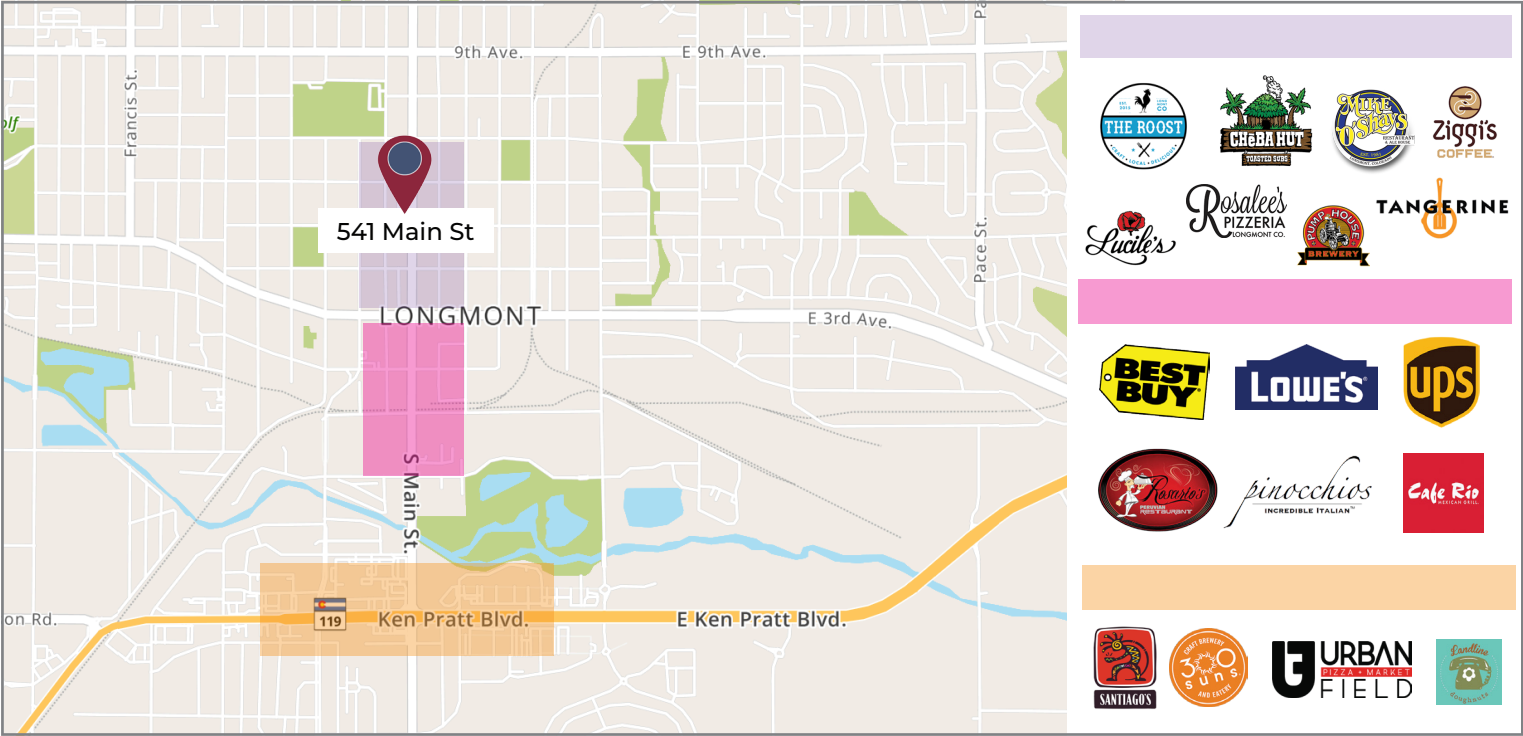
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PROPERTY FLOOR PLAN

SUITE B



PROPERTY LOCATION



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