

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.

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

Colorado  
Group

FOR MORE INFORMATION

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Principal Broker Associate  
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Near Bike Path



On Bus Route



Near Restaurants



Off-Street Parking



Excellent Visibility

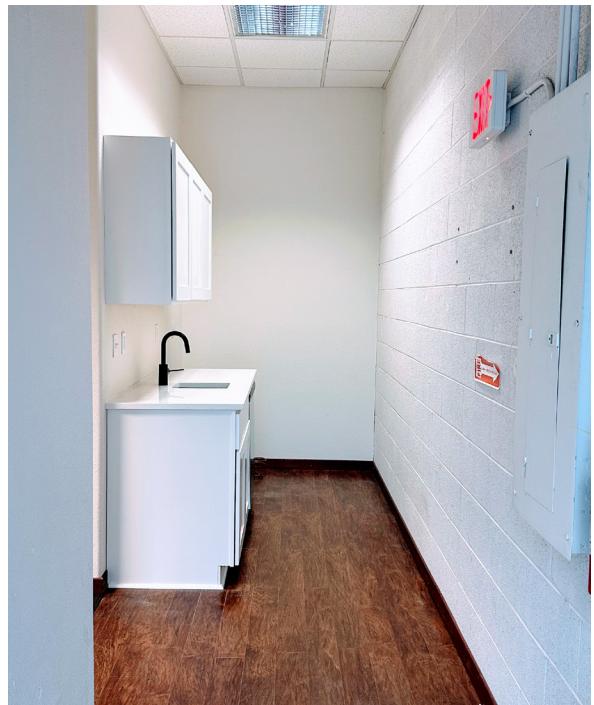
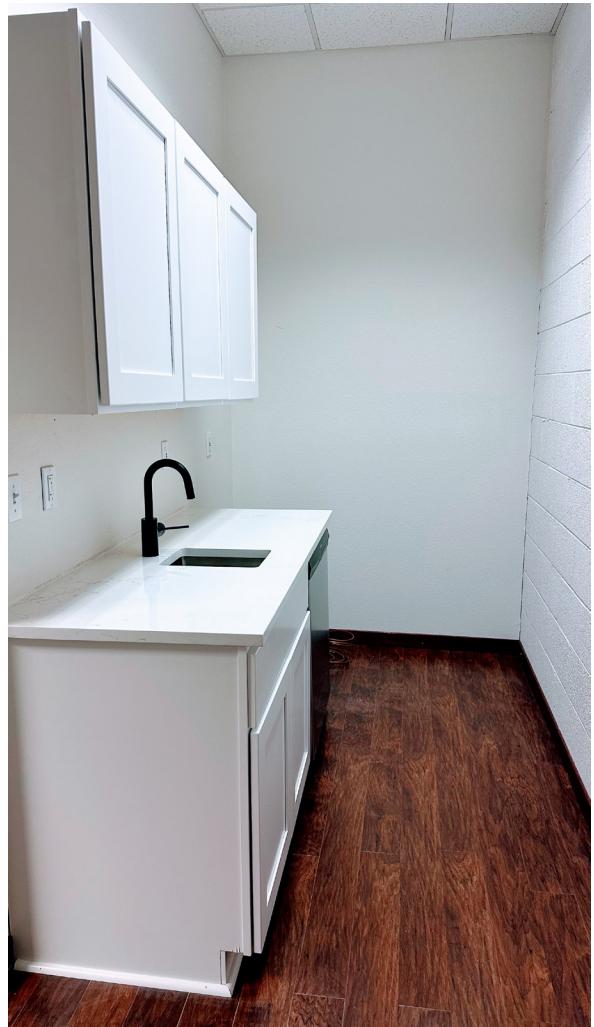


Central Location

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## PROPERTY PHOTOS

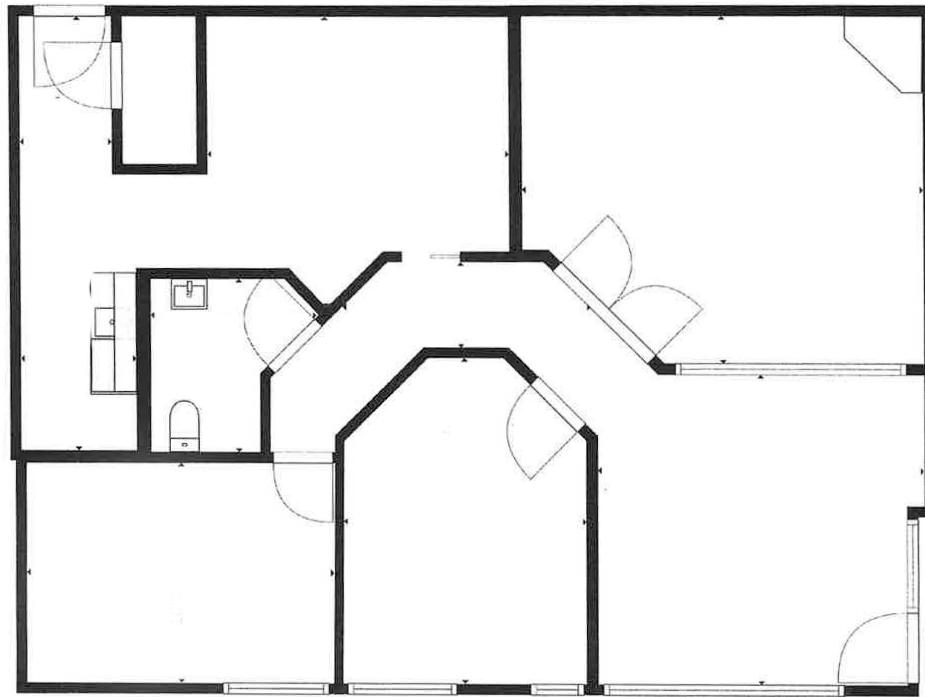


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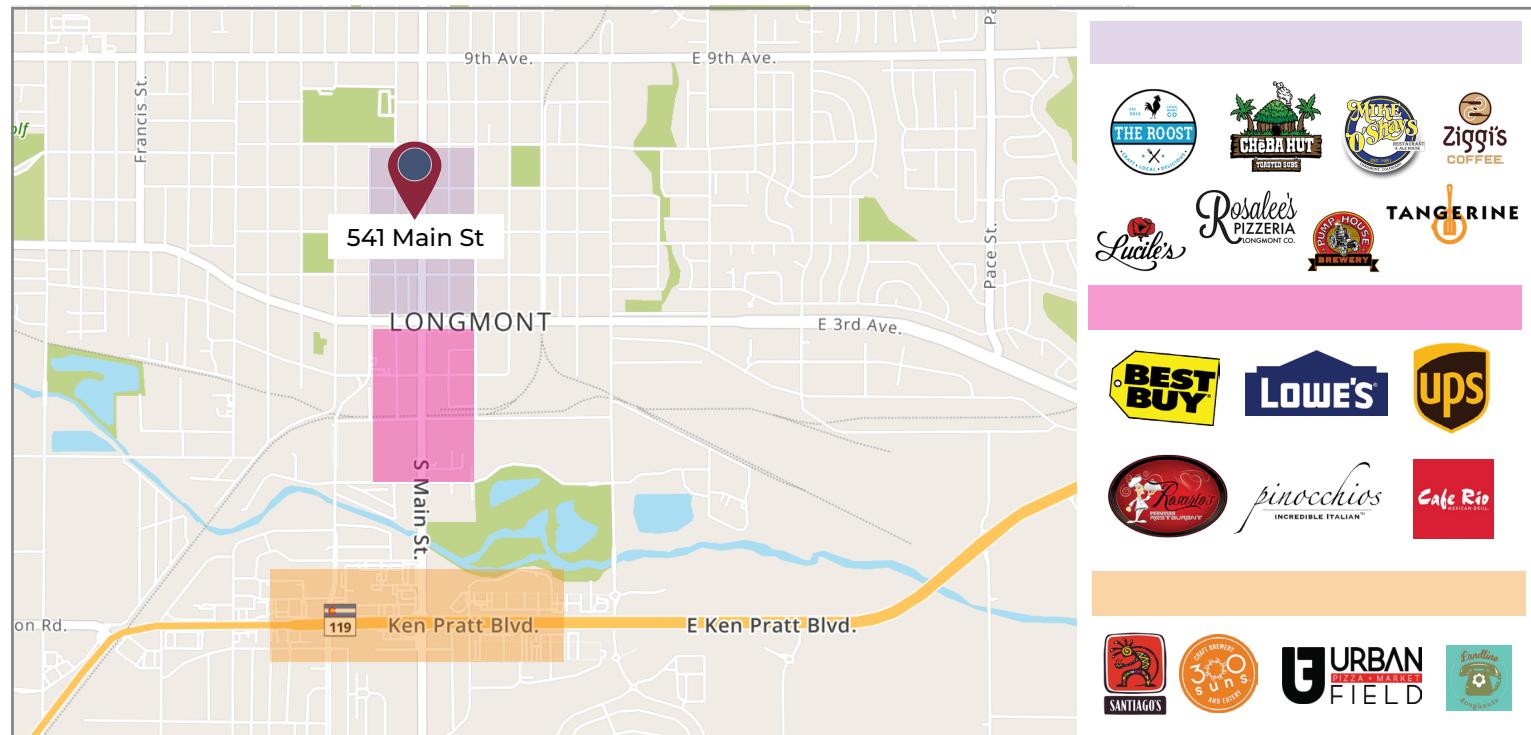
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## PROPERTY FLOOR PLAN

### SUITE B



## PROPERTY LOCATION



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