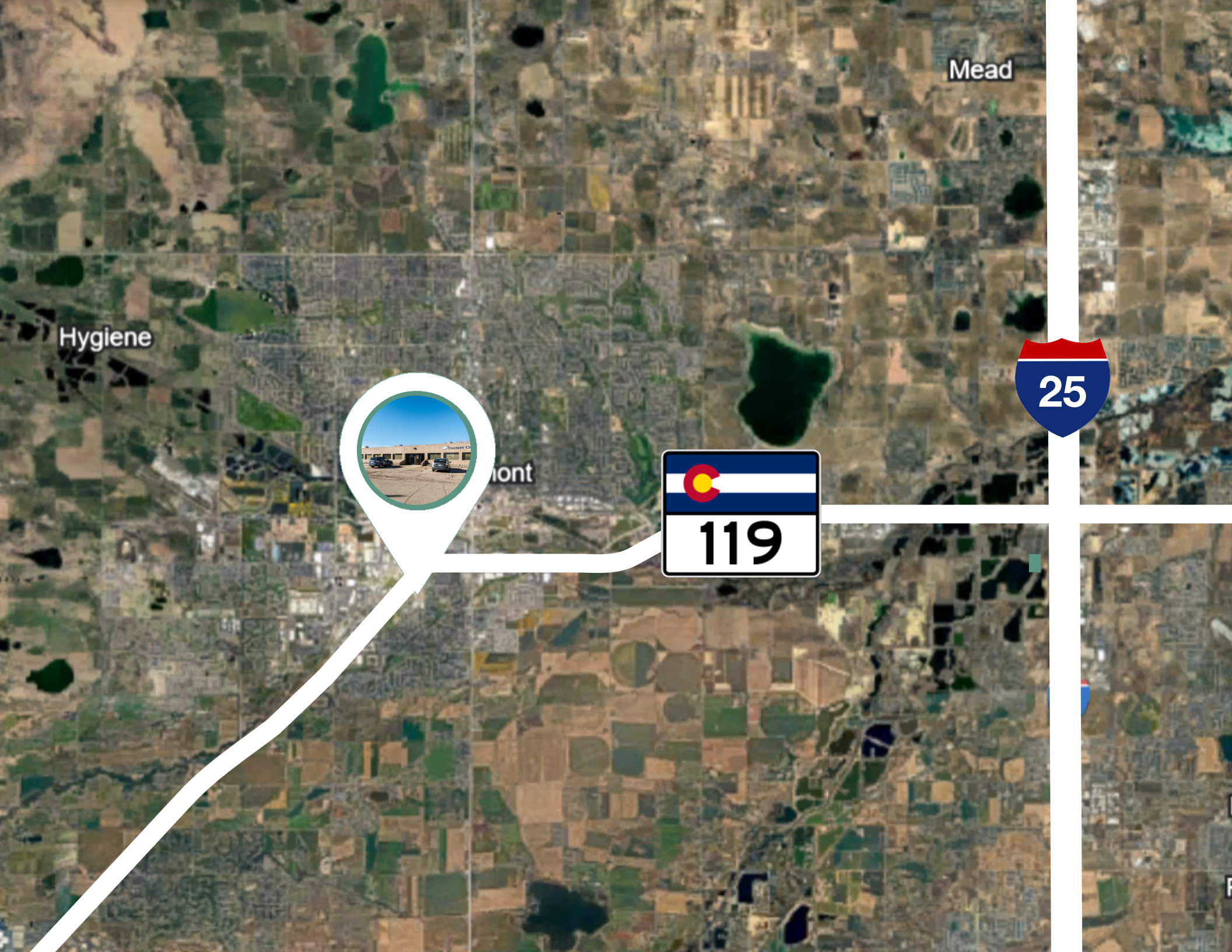


# OFFICE / FLEX FOR SALE OR LEASE



1801 SUNSET PLACE  
LONGMONT, CO





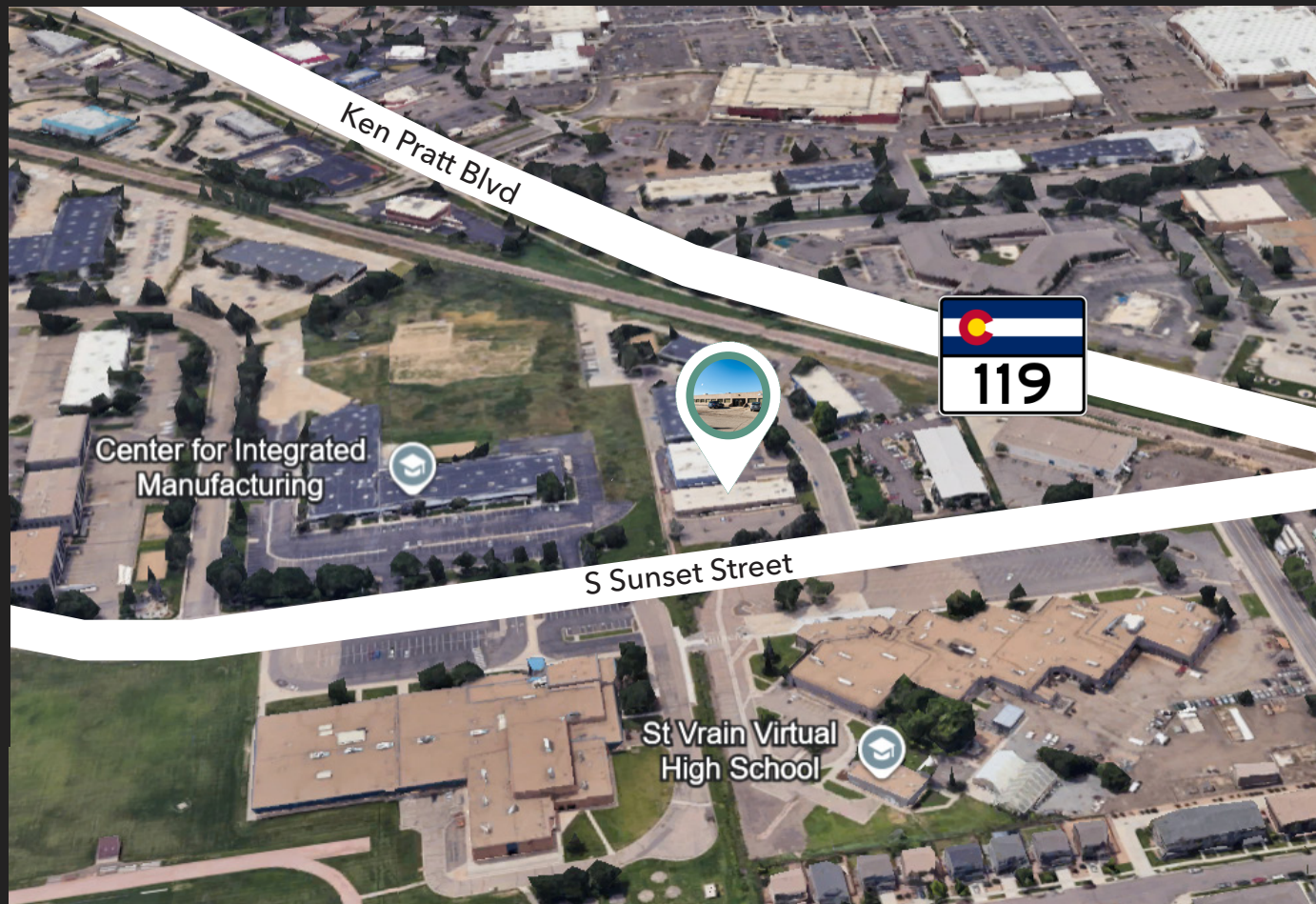
Mead

Hygiene

mont







1801 Sunset Place  
Longmont, CO

# INVESTMENT SUMMARY

---

Ideally positioned for either an owner-user or investor, 1801 Sunset offers exceptional flexibility and value. Originally constructed to accommodate eight separate tenants—with eight individual meters—the building is currently configured to accommodate a SBA loan, as the new owner can occupy 51% of the building.

Key features include:

- Highly desirable Longmont location
- Drop ceiling throughout the office finish
- 42” large exit door for efficient logistics and access
- 3 Phase 200 Amp power capabilities to support a range of high tech uses
- Flexible layout adaptable for multi-tenant or single-tenant use
- 2025 TPO roof (Sept. 25th expected completion), offering long-term durability and reduced maintenance

Whether you're looking for a functional space to occupy or a strategic investment opportunity, this well-located and adaptable high tech asset is a strong choice.





## PROPERTY DETAILS

---

Address	1801 Sunset Pl, Longmont, CO
Property Type	Commercial Office / Flex
Purchase Price	\$1,550,000
Number of Suits	4 (Built for 8)
Rentable Square Ft	10,024 Sq. Ft.
Lot Size	0.74 AC +/-
Year Built	1986
Clear Height	12'
Power 3 Phase	3p, 400v, 200a (TBV)
Zoning	XLG - Longmont













PAUL PRESBERG

[303.638.4026](tel:303.638.4026)

[Paul@ironstone-cre.com](mailto:Paul@ironstone-cre.com)

This document has been prepared by Ironstone Limited Liability Company for advertising and general information only. Ironstone Limited Liability Company makes no representations, guarantees, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Ironstone Limited Liability Company excludes all terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.