

1714 Duchess Dr

Longmont, CO 80501



FOR LEASE

James Bealer

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BellStreet



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Property Description

Elevate your business with this affordable, versatile basement workspace. Designed for functionality and efficiency, it's the ideal setting for productivity and collaboration. With ample parking, and easy access to I-25 and US-36 ensure convenience for employees and clients. This practical, space is ready to support your business's growth—at a price that fits your budget.

Highlights

- Affordable and flexible workspace
- Functional layout
- Quick access to major roadways
- Ample parking for convenience
- Ideal for productivity and growth
- Private exterior entrance

Offering Summary

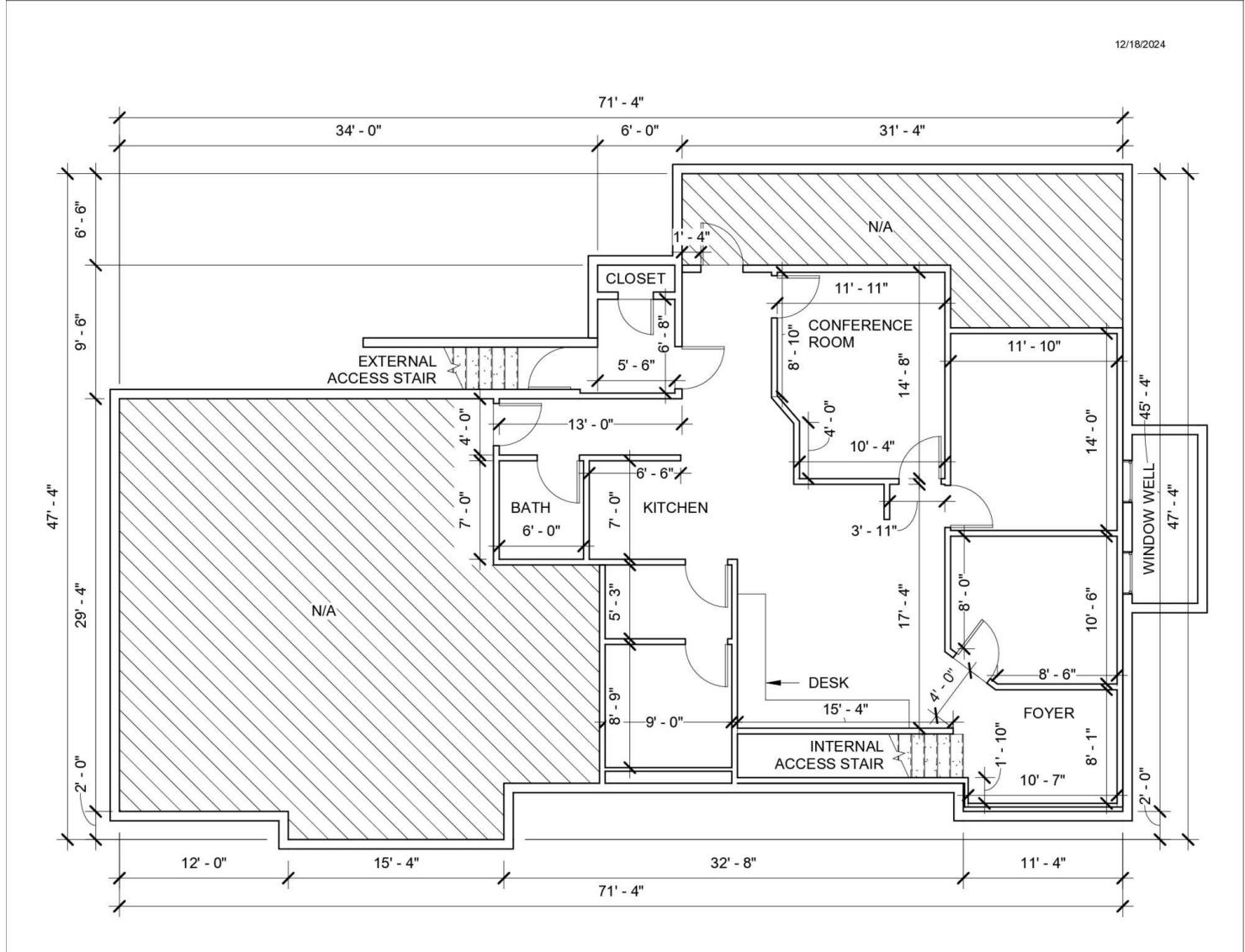
Lease Rate:	\$1,450.00 per month (Full Service)
Available SF:	1,800 SF
Lot Size:	13,258 SF
Building Size:	5,392 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	573	1,813	7,789
Total Population	1,473	4,671	19,338
Average HH Income	\$85,856	\$88,573	\$95,778

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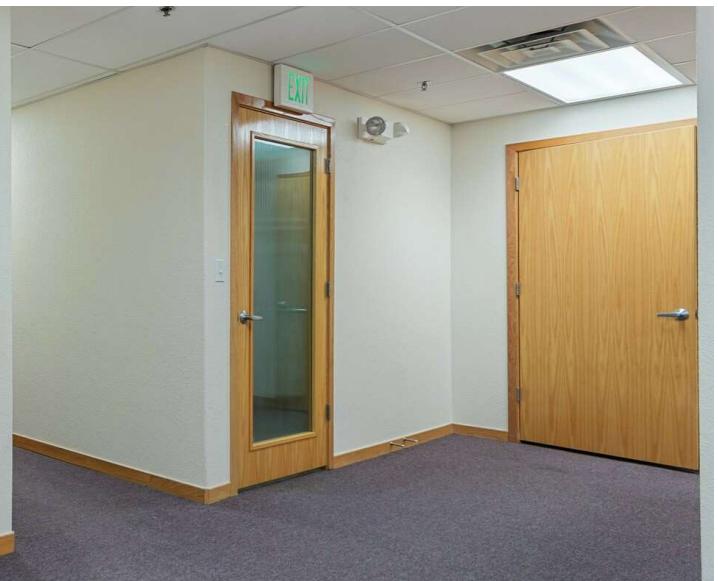
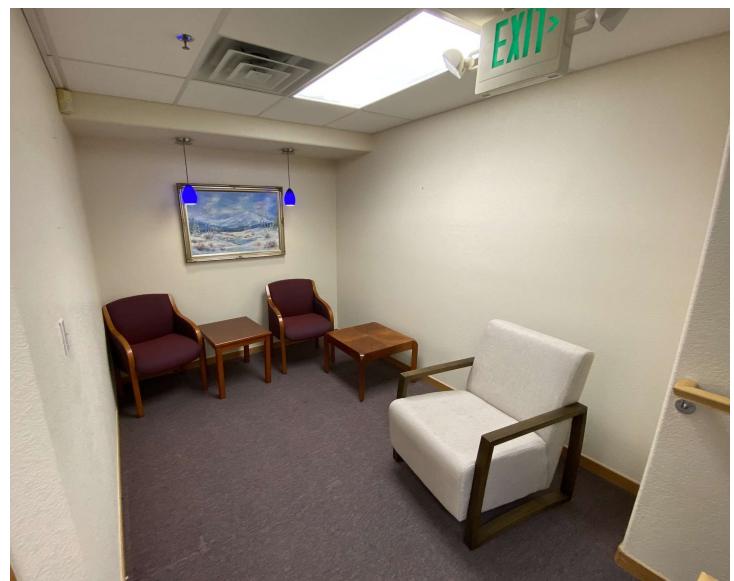
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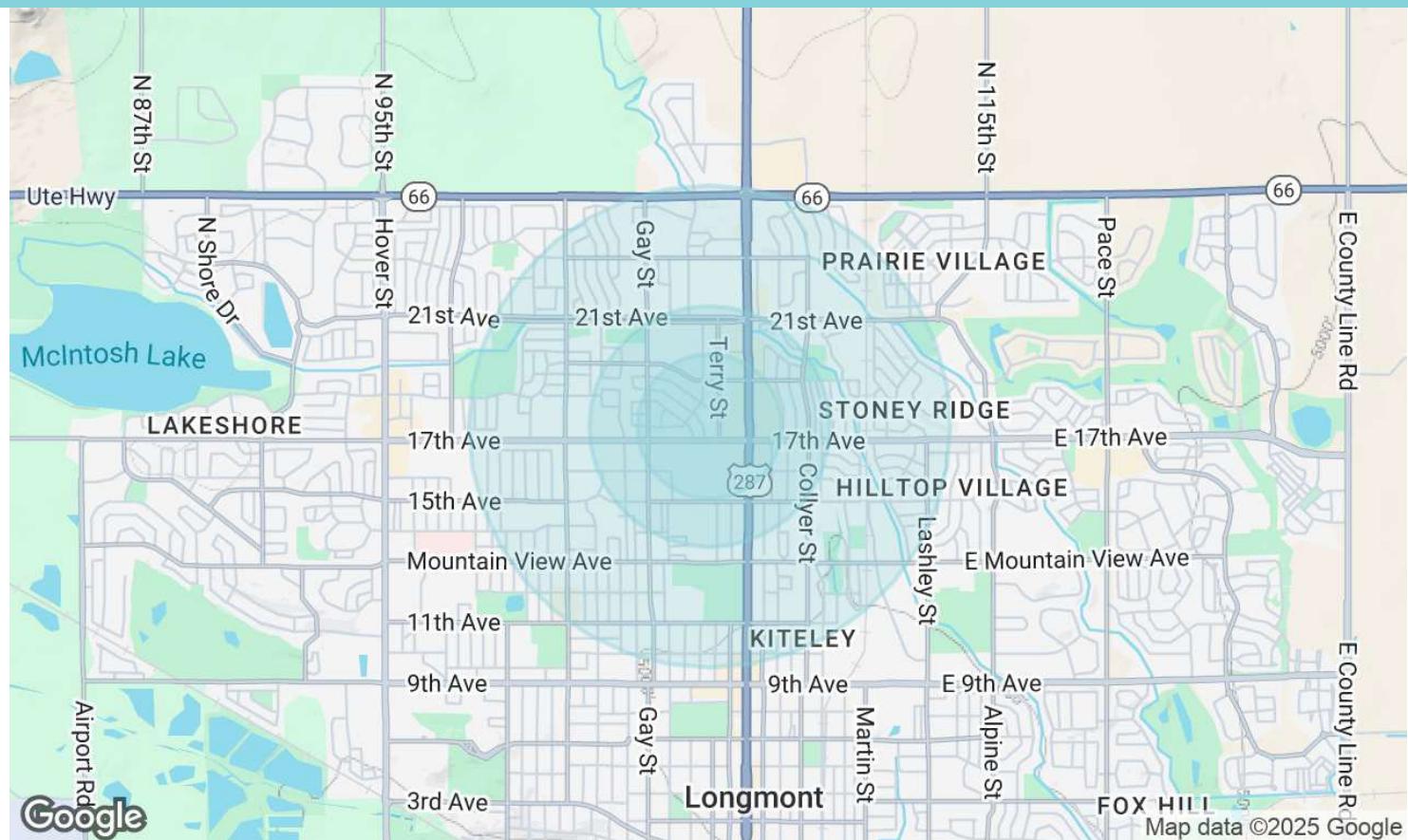
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,473	4,671	19,338
Average Age	40	40	41
Average Age (Male)	40	40	39
Average Age (Female)	40	41	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	573	1,813	7,789
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$85,856	\$88,573	\$95,778
Average House Value	\$410,112	\$428,633	\$502,500

Demographics data derived from AlphaMap