

OFFICE/FLEX - SPACE FOR LEASE



Size: 2,500 sf
Lease Rate: \$13.50psf
NNN Exp: \$6.00psf
Deposit \$4,062.50



6800 N 79th St, # 103
Niwot, CO 80503
summitcommercial.net



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1801 SUNSET PLACE, STE D LONGMONT, CO 80504

Office Flex space available immediately. Located just South of Ken Pratt Blvd in Longmont, 1801 Sunset place which is directly across the street from Sunset Middle School. Zoned MU-E, by the City of Longmont which offers many office, educational, and light industrial uses. Each space is airconditioned, has 3 phase power, and 2 ADA restrooms (which are shared). Suite D is 2500 sf and was formerly the Calvary Chapel Church.

Just minutes from downtown Longmont, 15 minutes to Boulder and less than 10 minutes and a straight shot to I-25 this affordable space has it all.

- End unit, best visibility to Sunset
- Ceiling Clear Height: 10ft
- Zoning: Longmont Mixed Use Employment (MU-E)
- Parking spots: 4 per 1,000 SF
- 8000+ vehicles per day
- Efficient Rooftop HVAC
- Shared ADA Bathrooms
- Individually metered utilities

Discover the potential of 1801 Sunset Pl for your business needs. Contact us today for more information or to schedule a tour.

**All information provided is deemed reliable,
but is not guaranteed and should be independently verified.**

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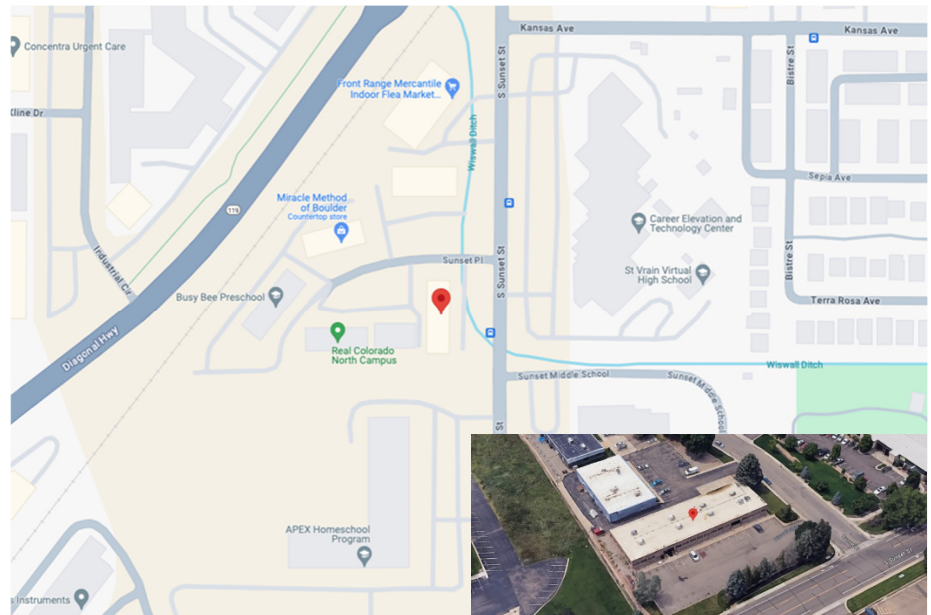


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