



FOR LEASE

333 1st Avenue, Unit 2, Longmont



RE/MAX ELEVATE

KEITH KANEMOTO, SIOR
Broker Associate

keith@kanemoto.com

724 Main Street | Louisville, CO 80027

WWW.KANEMOTO.COM

Each Office Independently Owned and Operated.



Property Summary

Lease Rate:	\$16.00 PSF/yr (NNN)
2024 Triple Nets:	\$3.50 PSF
Available SF:	Unit 2 - 4,750
Total Combined SF:	8,335 SF
Lot Size:	34,300 SF
County:	Boulder
Zoning:	MU-D Mixed-Use Downtown
Year Built:	2008
Overhead Door:	One 10' x 12'

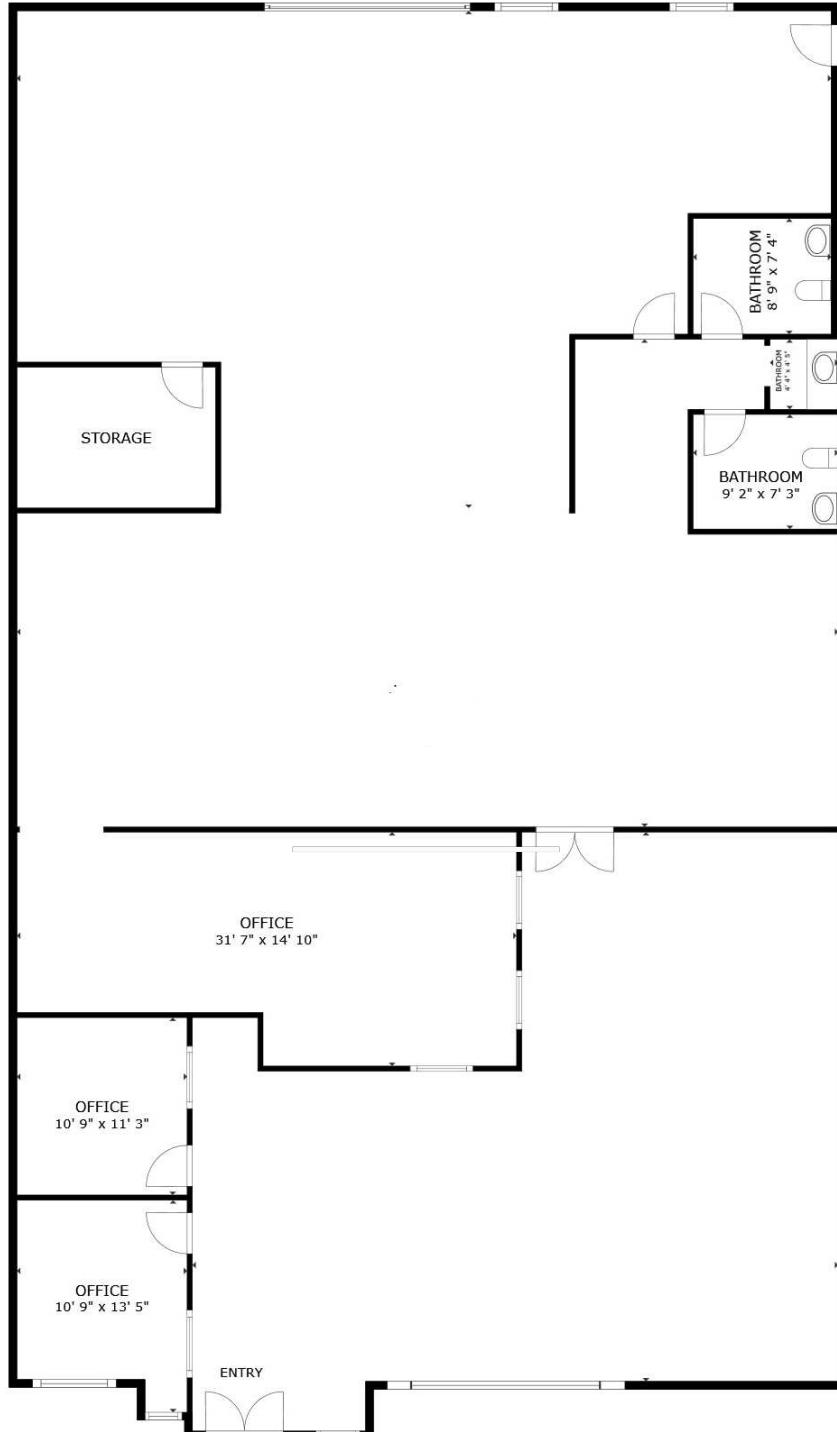
Property Overview

Let your creativity roam and take advantage of an opportunity to lease this 4,750 square foot Industrial/Flex or Retail space across the street from the new South Main Station development. This new development has 253 residential units and 10,000 square feet of retail space. Versatile floor plans with large open areas, high ceilings, stained concrete floors, private offices and storage spaces, and two restrooms. Large front windows provide ample light in the front portion of the space and there is one 10' x 12' overhead door in the rear of each unit. The other Tenants in the complex include The Tilted Brick, an arts and crafts retail store. Don't miss out on an opportunity to be located in a growing area, south of Downtown Longmont, and next to a large scale redevelopment.

[VIRTUAL TOUR](#)

Unit 2 - <https://rem.ax/3331st2>

FLOOR PLAN - UNIT 2



FLOOR PLAN

333 1st Avenue, Suite 2

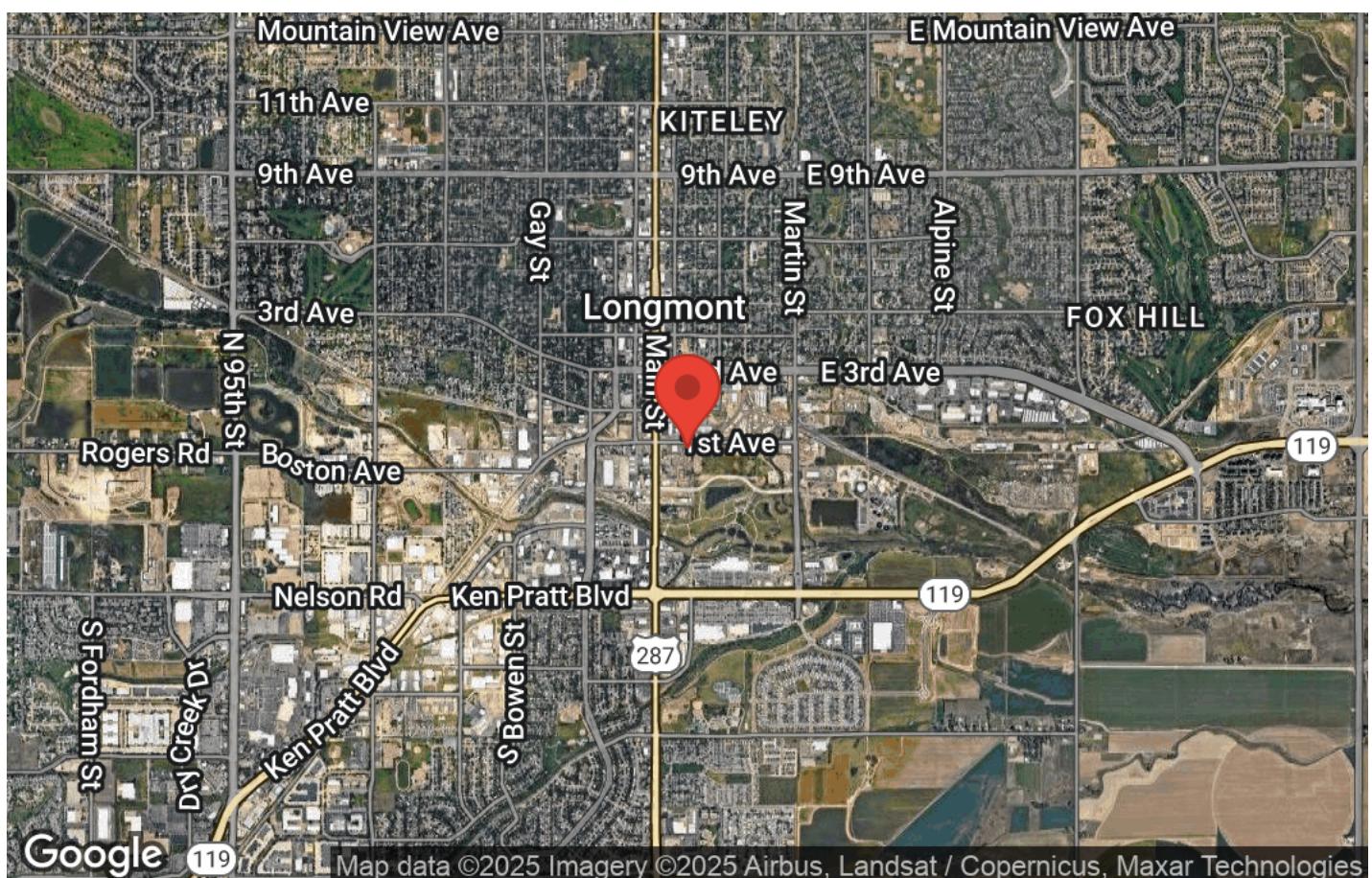
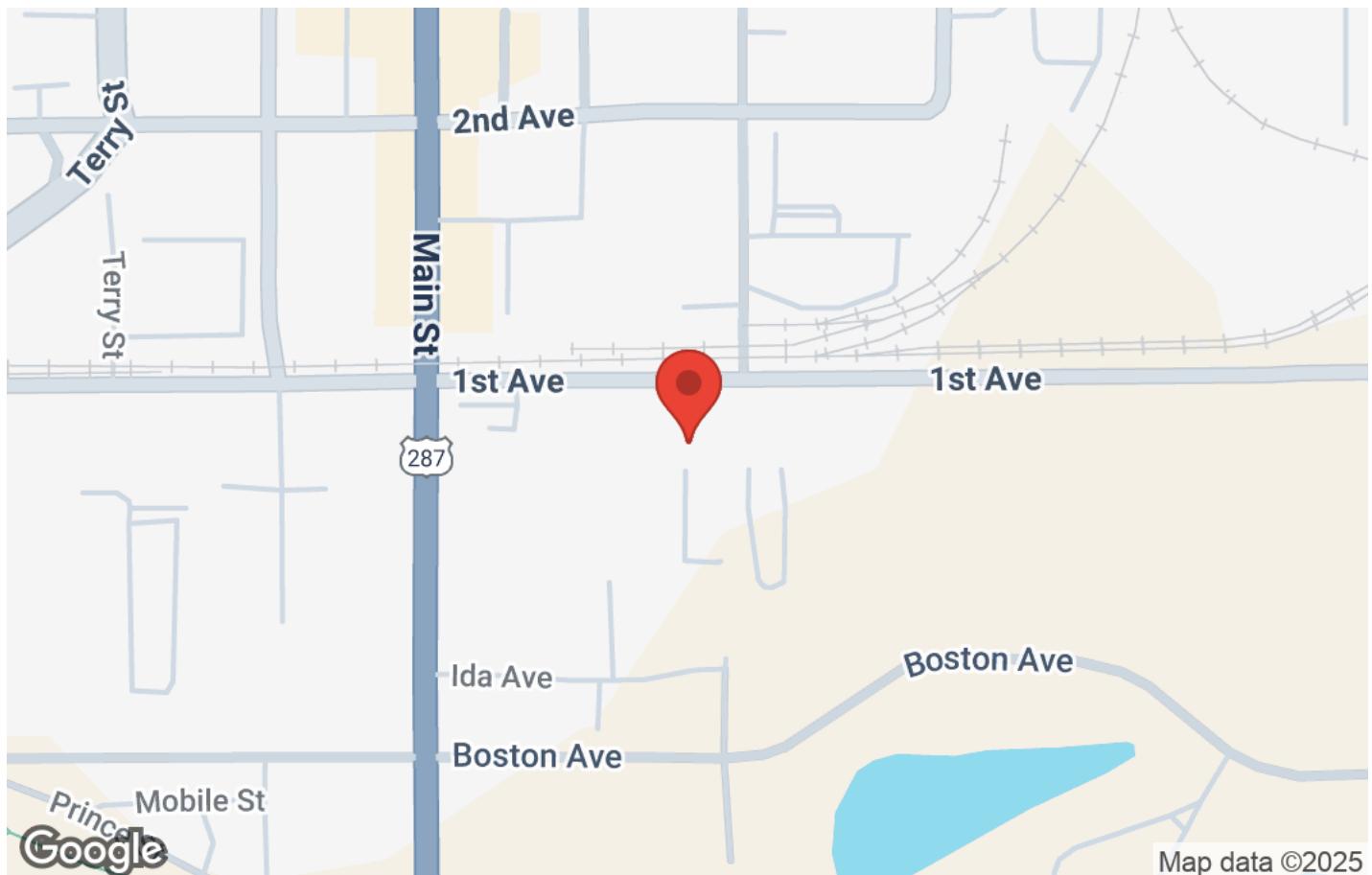
Please see VIRTUAL TOUR Here

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



LOCATION MAPS



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.