



## FREESTANDING OFFICE-RETAIL FOR LEASE

420 Kimbark Street, Longmont

### Offering Highlights

- 1,221 +/- SF
- South half of building is available
- Private parking spaces behind building
- Freestanding building 1 block from Main Street



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### Lease Overview:

<b>Base Rent:</b>	\$13.50/SF NNN
<b>NNN:</b>	Taxes (\$6.28/SF), Insurance (\$0.28/SF), and Maintenance TBD
<b>Area:</b>	0.15 acres / 6,534 square feet
<b>Zoning:</b>	MU-D
<b>Bathrooms:</b>	2 Bathrooms
<b>Uses:</b>	Office, Retail, Service, Cultural, and Entertainment
<b>North Side Tenant:</b>	Chamberlain Coins & Collectibles (20+ Years in Longmont)



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## Location:



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