



CLASS A OFFICE SUITES
FOR LEASE
 825 Delaware Ave. Longmont, CO 80302

PROPERTY HIGHLIGHTS

The Rose Building is a great place to enjoy spectacular views with your office in Longmont's tallest "Class A" building. Excellent location at the Parkway Shopping Center. Walking distance to numerous restaurants and services. All utilities and HVAC maintenance are included in the NNN expenses. Great views in professional Class A office space. Beautifully landscaped common areas. With more than 300 days of sunshine and a spectacular view of the Rocky Mountains, you'll find Longmont is the perfect blend of small-town charm, culinary wonder, and outdoor adventure!

Suite 102: 1,586 RSF Expenses	\$16.00/RSF NNN \$12.50/RSF
Suite 103: 1,379 RSF Expenses	\$16.00/RSF NNN \$12.50/RSF
Suite 201: 404 RSF	\$875/Month Gross
Suite 300: 2,625 RSF Expenses	\$14.00/RSF NNN \$12.50/RSF
Suite 304: 1,181 RSF Expenses	\$14.00/RSF NNN \$12.50/RSF
Suite 308: 760 RSF Expenses	\$16.00/RSF NNN \$12.50/RSF

 Near Bike Path	 On Bus Route	 Near Restaurants
 Great Visibility	 Mountain Views	 Elevator



FOR MORE INFORMATION

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OFFICE SPACE FOR LEASE

825 Delaware Avenue, Longmont, CO 80501

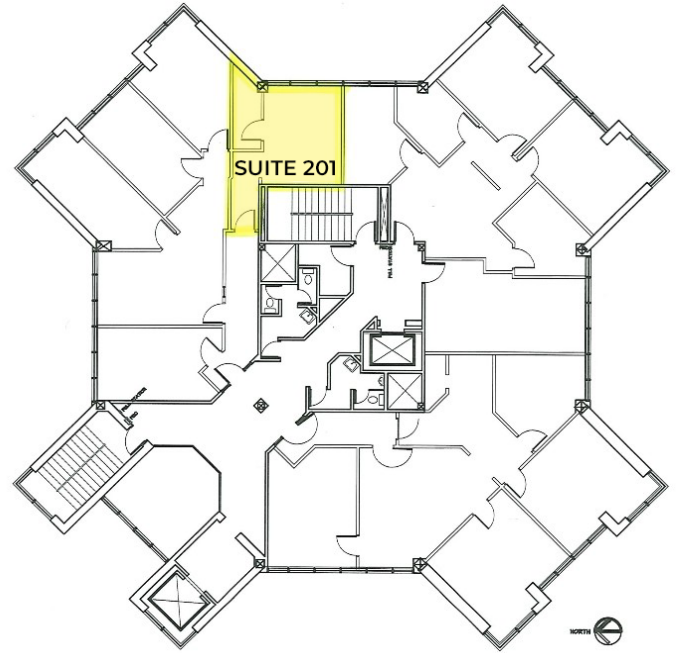
PROPERTY FLOOR PLANS



SUITE 102 & 103



SUITE 201



SUITES 300, 304, 308



For a complete disclaimer, please see page one of this brochure.

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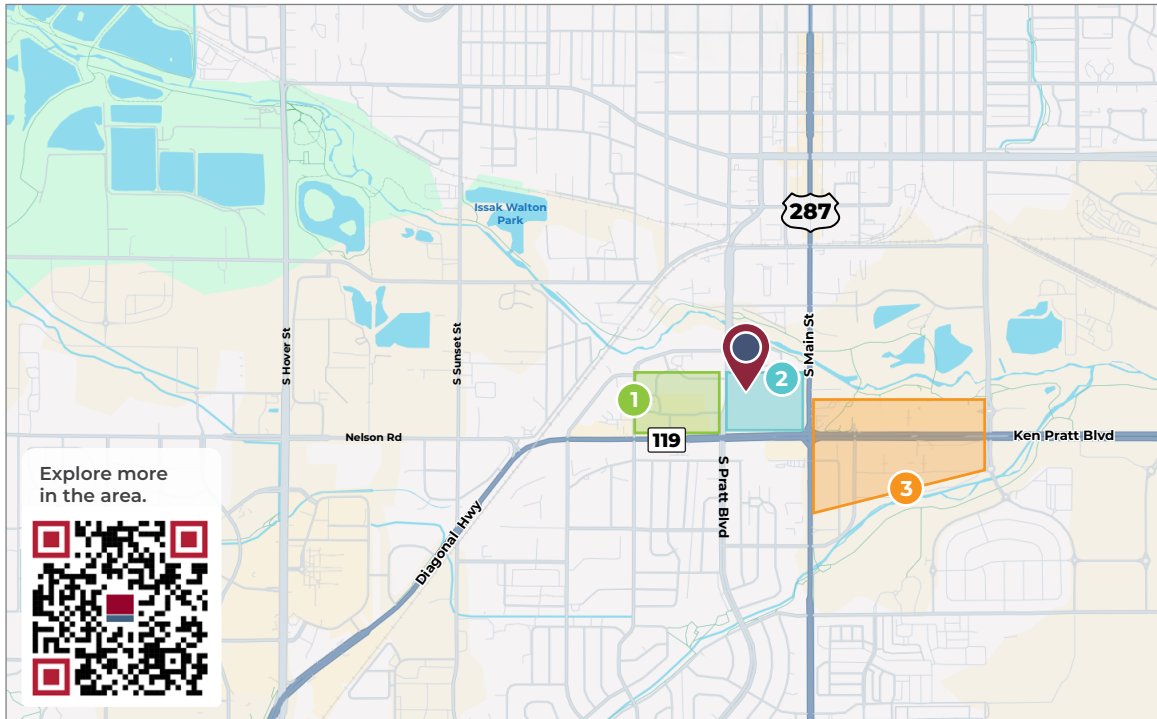


PROPERTY PHOTOS:













PROPERTY LOCATION

 825 DELAWARE AVE,
LONGMONT, CO 80302



Explore more
in the area.



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