

## Central South Longmont Flex/Office for Lease

117 S SUNSET STREET | LONGMONT, CO 80301

### Suite I

Size: 4,578 SF

Rate: 11.50 NNN\* (\$6.35)

Available: Now

**\*Intro Rate Only**

# WATERFRONT FLEX

Anchor your operations in this updated flex office space on the scenic banks of the St. Vrain River. Located in the heart of central-south Longmont, this gem offers a blend of professional tranquility and vibrant surroundings. Featuring updated office spaces and spacious workshops with overhead doors, your team will navigate the workday with ease. After a productive day, unwind with a short paddle downstream to local breweries, restaurants, and convenient shopping, or get in 9 holes in at Sunset Golf Course. Catch this wave of opportunity before it's gone!

## PROPERTY HIGHLIGHTS

- Professional office space with good visibility from Sunset Street
- Located on the St. Vrain River with access to a multi-use path
- Breweries, shopping and restaurants nearby
- Zoning: N-PE



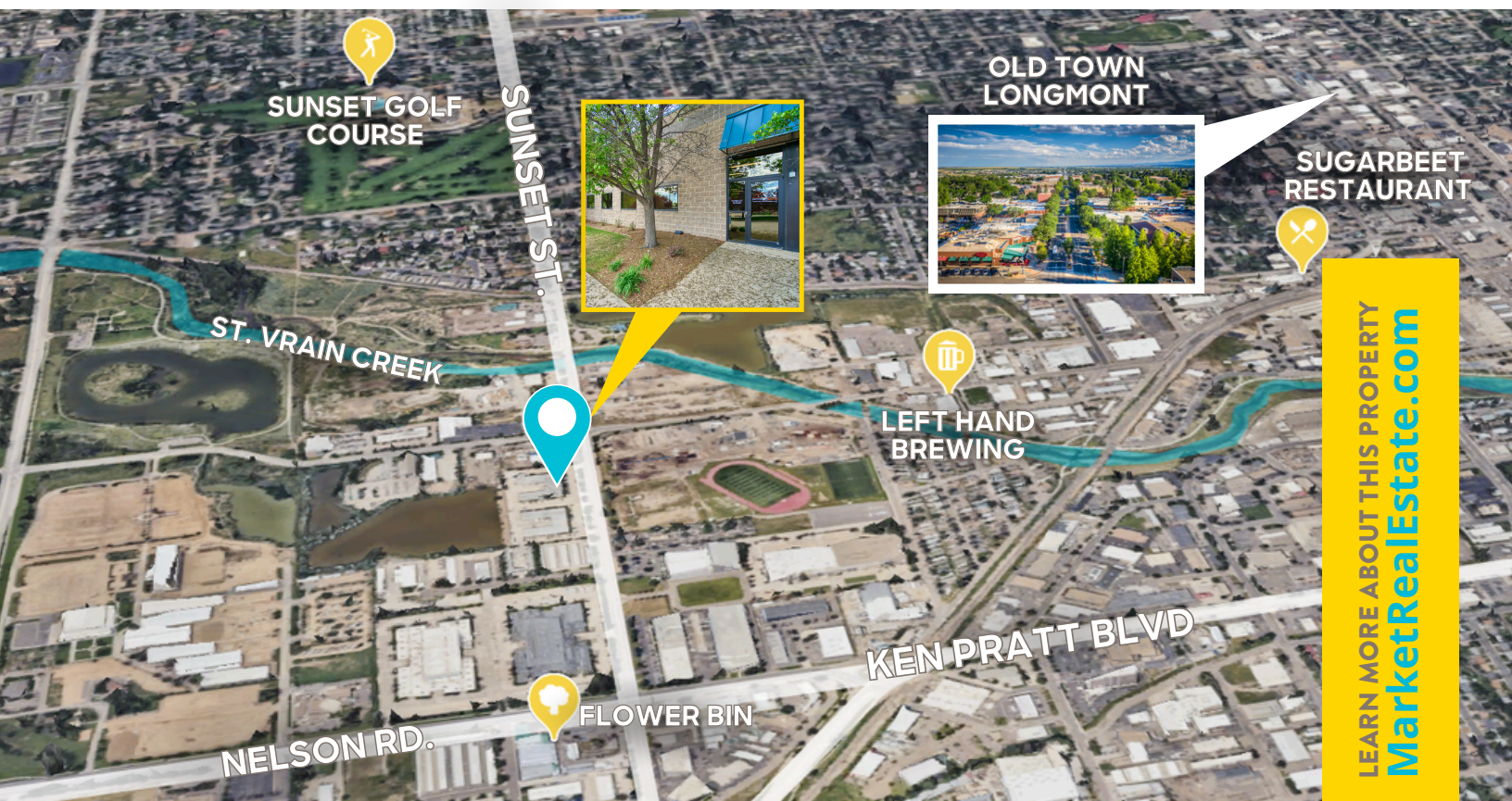
**BACK OF BUILDING**



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# market

REAL ESTATE



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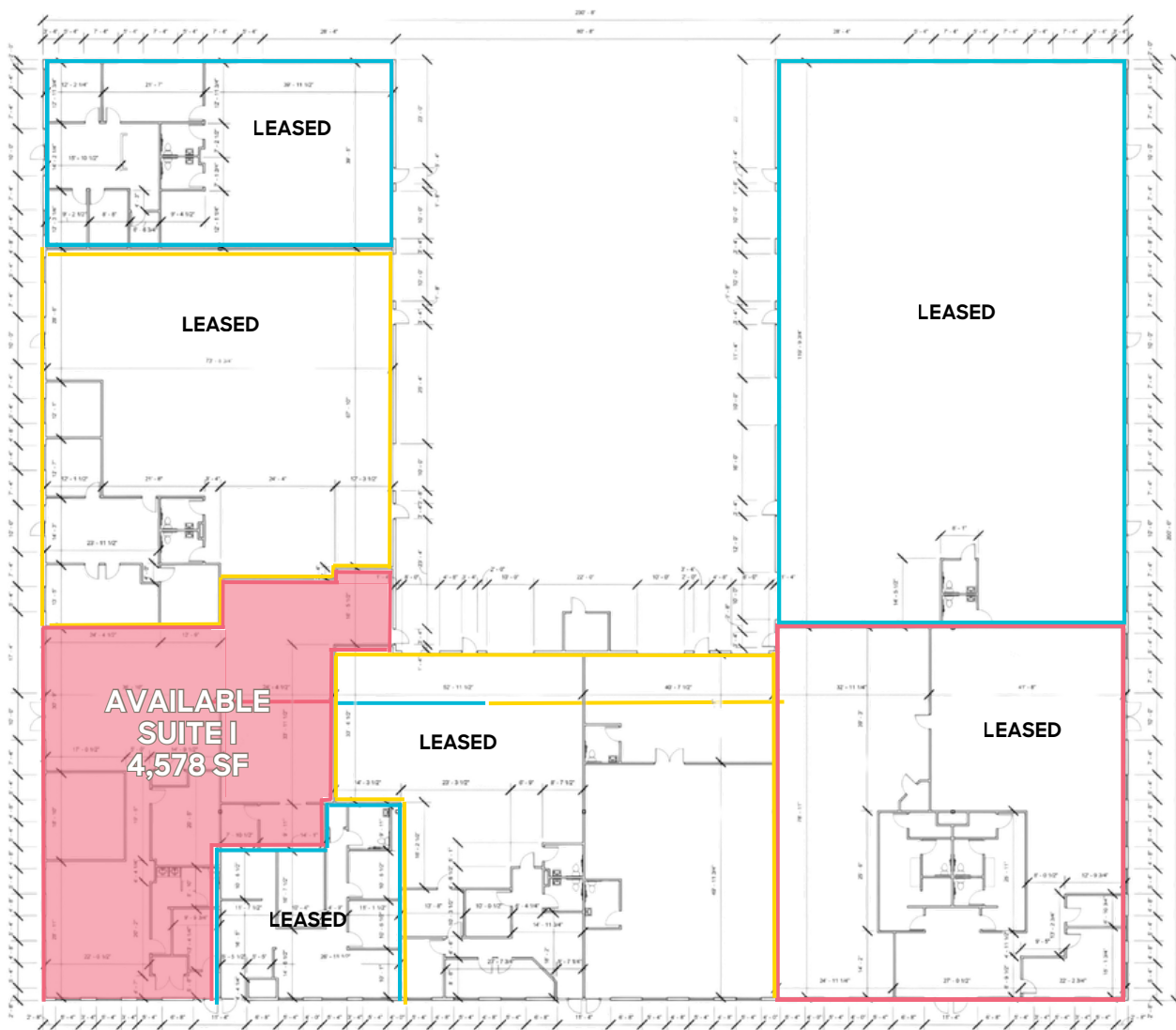
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