



For Lease

Retail / Office / Restaurant

Downtown Longmont

1450 Main Street

Longmont, CO 80501



Property Overview

- Downtown Longmont location
- Off-street parking
- Large windows with lots of natural light
- Signage on main Street
- Private bathrooms & kitchenettes with sinks and refrigerators
- Modern interiors with new LED lights and wood flooring
- Restaurant Kitchen

NNN Lease Rate \$16.60/SF + \$8.50/SF NNN Expenses (est.)



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For Lease

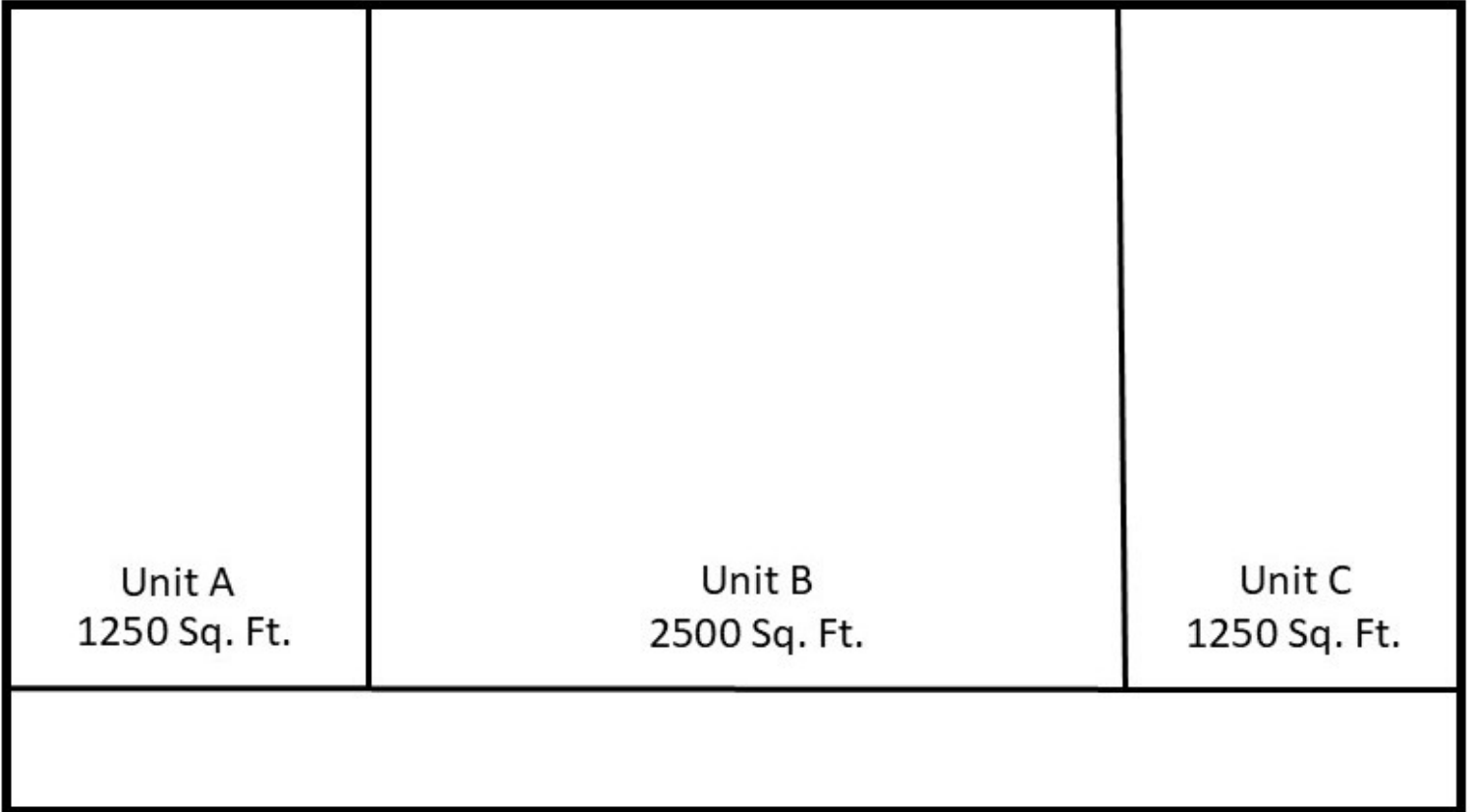
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15th Avenue



Main Street

Available Units

Lease Rate

NNN Expenses (est.)

Unit A - 1250 SF

\$16.50

\$8.50

Unit B - 2500 SF

\$16.50

\$8.50

Unit C - 1250 SF

\$16.50

\$8.50



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Property Details

- Move-in ready
- Corner property with lots of windows and natural light
- 1450 Main Street at the corner of Main (US 287) and 15th Street
- Fiber-optic internet service in-building
- Newly renovated bathrooms, rear offices, heating/cooling, & new windows
- Comfortable knotty pine interior
- Front & rear entry doors
- 20 +/- shared parking spaces



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For Sale

Retail / Office Property

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Location & Area Amenities

- Excellent location in the center of Longmont. High vehicle counts, greater than 15,4343
- Easy Access to all of Longmont, I25 & the mountains
- 1 Block from the many restaurants and business of historic Main Street in Longmont
- Off Street Parking
- A wide range of retailers and restaurants exist within a ½ mile radius include – Starbucks, Dutch Bros Coffee, Ziggi's Coffee, Cheeba Hut, Bootstrap Brewing, Lucile's Creole Café, Smokin' Dave's BBQ, Georgia Boys BBQ, Santiago's Mexican, Snarf's, Urban Field Pizza, Moe's Bagel, The Roos, Rosalee's Pizzeria, Hidden Café, MECO Coffee, Longs Peak Tap House, Sweet Cow, Pumphouse Brewery, Walgreens, FedEx, USPS, Safeway, Chipotle, McDonald's, Wibby Brewing, Jefe's Longmont, Mod Market, Ace Hardware, Lowe's, Jimmy Johns, Taco Bell, Chick-fil-A and many more
- Many nearby parks and new residential developments
- The immediate area surrounding 1450 Main is dominated by restaurants, banks, shopping and additional service-related businesses

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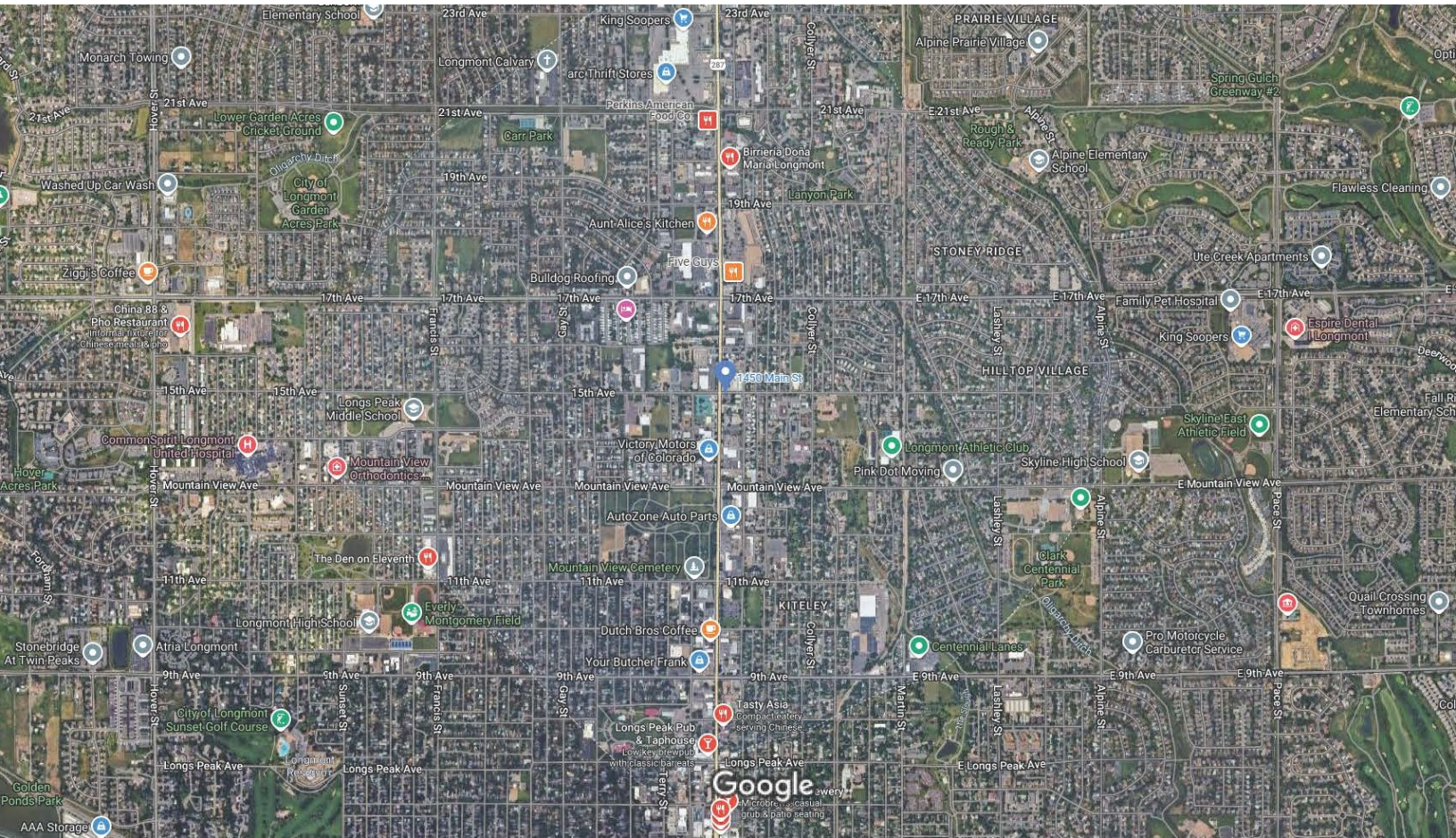


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