



FOR LEASE/SALE

1567 Vista View Dr., Longmont, CO

LEASE OPPORTUNITY

±5,217 SF Class A two-story office/flex suite, available for lease or owner-use. The space is fully built-out with polished concrete floors, a chef's kitchen, multiple private offices, conference rooms, open work areas, lounge areas, and restrooms on both levels. With premium finishes and a plug-and-play configuration, the space is ideal for office, flex, or lab users seeking minimal up-front improvements.

INVESTMENT OPPORTUNITY

±10,367 SF, is leased to Ferguson Enterprises, LLC, a national credit tenant, through February 2027 at \$10,895/month NNN, providing immediate and stable income. Built with insulated metal panels (R-20/R-35), LED lighting, 90% efficient HVAC, and full sprinkler coverage, the property offers durability and efficiency. Additional features include secure onsite storage, a concrete loading dock, fiber connectivity, and professionally landscaped grounds.

FOR LEASE

Unit A	5,217 RSF
Lease Rate	\$13.80/RSF NNN
Expenses (Est)	\$6.95/RSF
Availability	Immediately

FOR SALE

Building Size	15,584 SF
Sale Price	\$3,700,000
Occupancy	67% (Ferguson Enterprises)
NOI	\$94,482 (actual)
Zoning	C-3 & I-1

Colorado
Group

FOR MORE INFORMATION

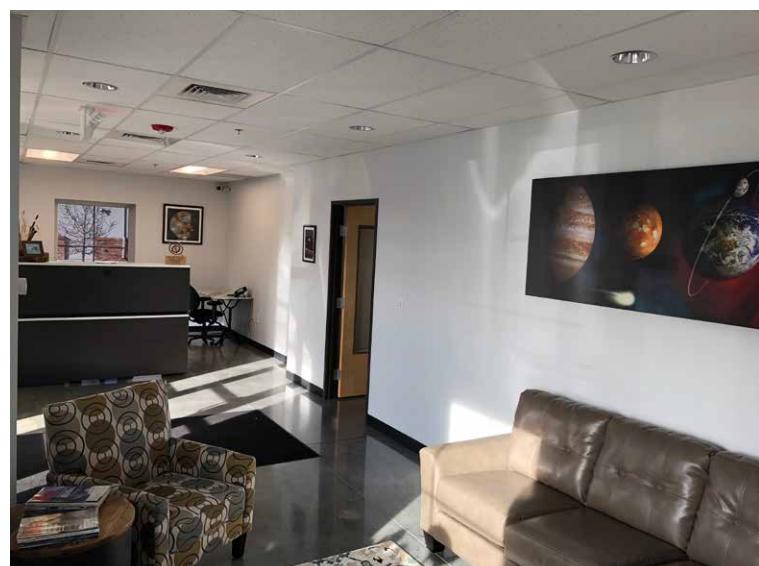
Ashley Overton

Senior Commercial Broker
303.449.2131 ext 147
ashley@coloradogroup.com

FOR LEASE/SALE

1567 Vista View Drive, Longmont, CO 80504

Colorado Group



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

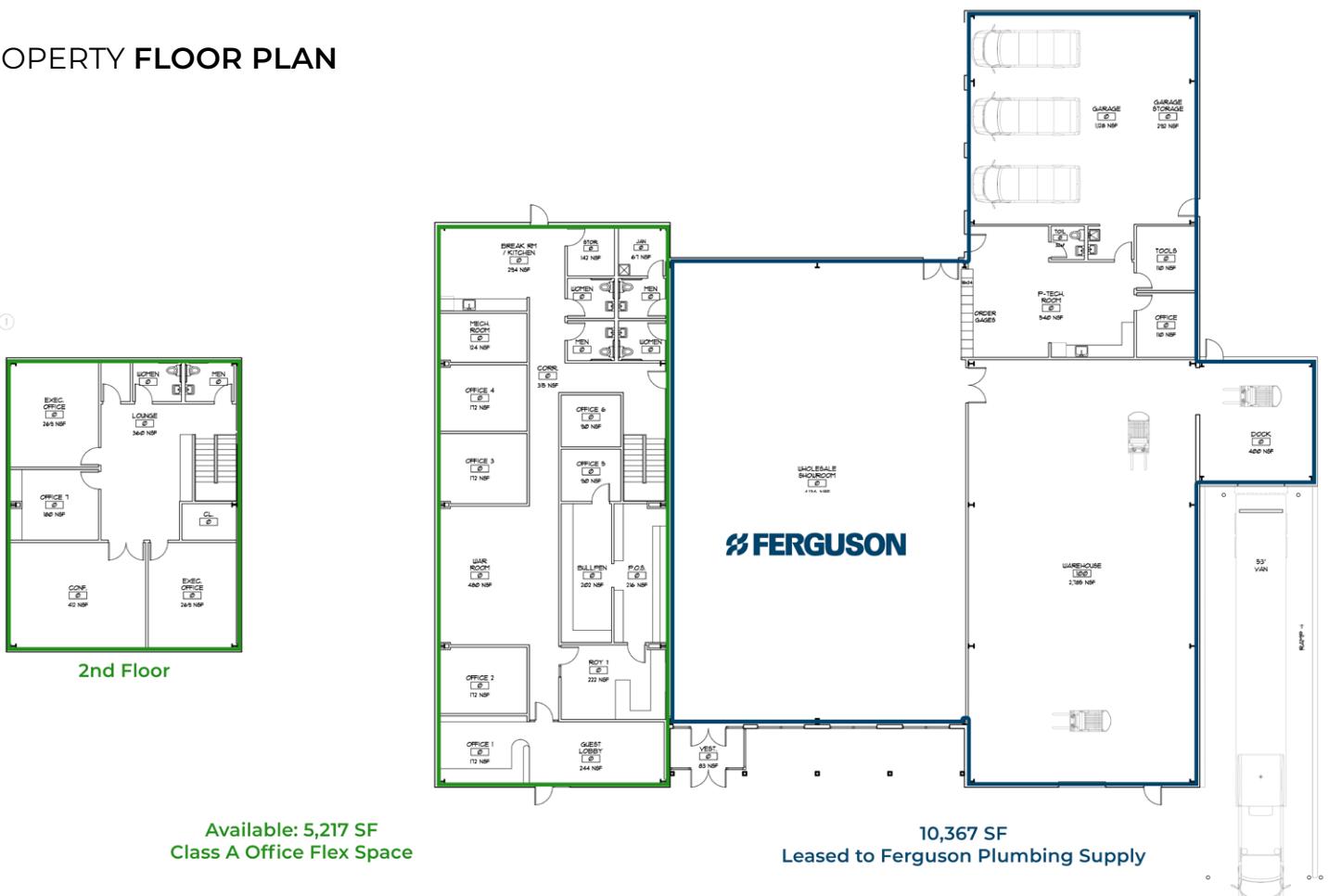
The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

FOR LEASE/SALE

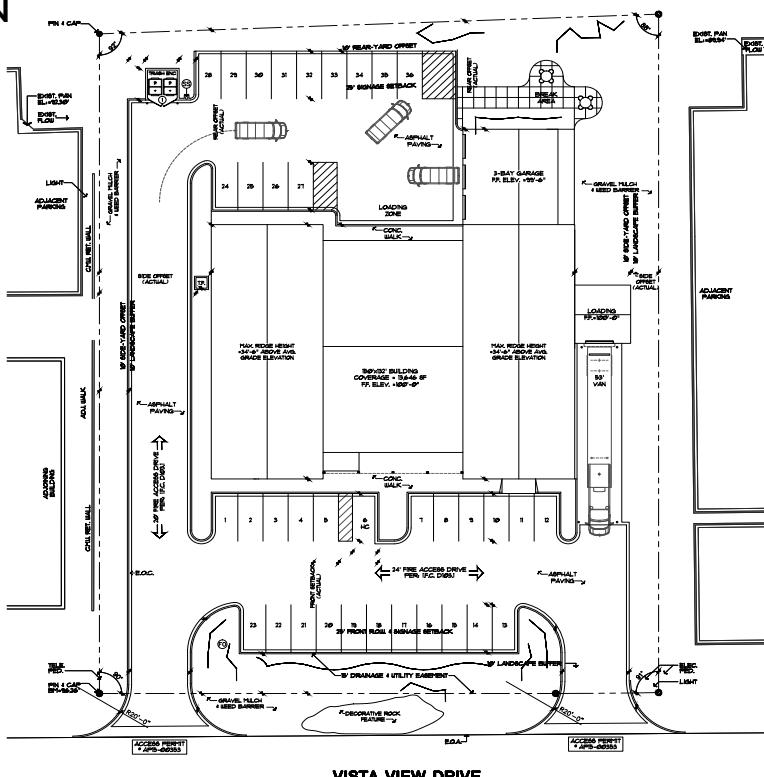
1567 Vista View Drive, Longmont, CO 80504

Colorado
Group

PROPERTY FLOOR PLAN



PROPERTY SITE PLAN



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

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

FOR LEASE/SALE

1567 Vista View Drive, Longmont, CO 80504

Colorado Group



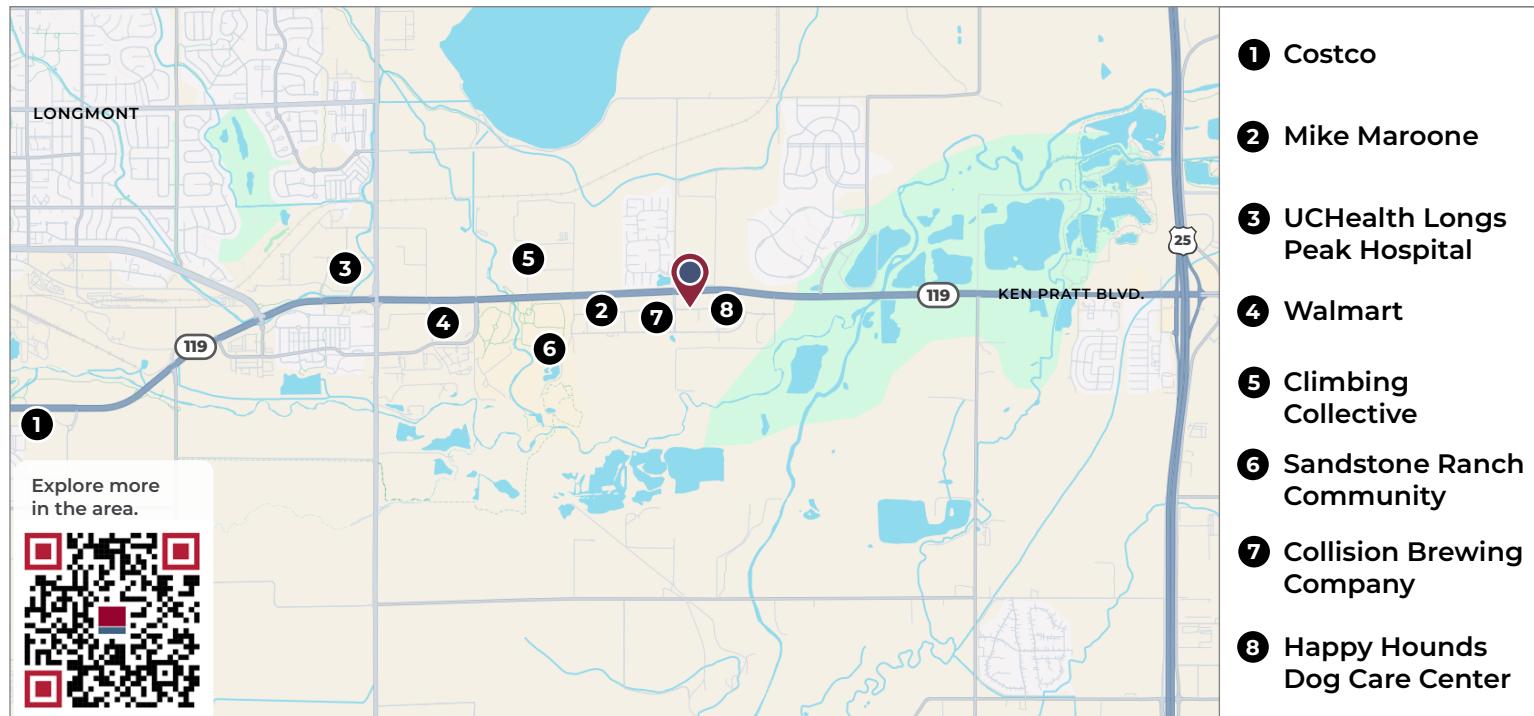
WHY 1567 VISTA VIEW DRIVE?

- **Dual Opportunity:** Occupy or lease ±5,217 SF while benefiting from stable income.
- **Premium Buildout:** Modern finishes, efficient floorplan, and turnkey condition.
- **Strong Tenant:** Ferguson Enterprises provides reliable cash flow through 2027.
- **Quality Construction:** Energy-efficient systems and durable building envelope.
- **Strategic Location:** Easy access, signage opportunity, and professional setting.

PROPERTY LOCATION



1567 VISTA VIEW DRIVE,
LONGMONT, CO, 80504



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

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com