

1551 PROFESSIONAL LANE

Longmont | Colorado 80501

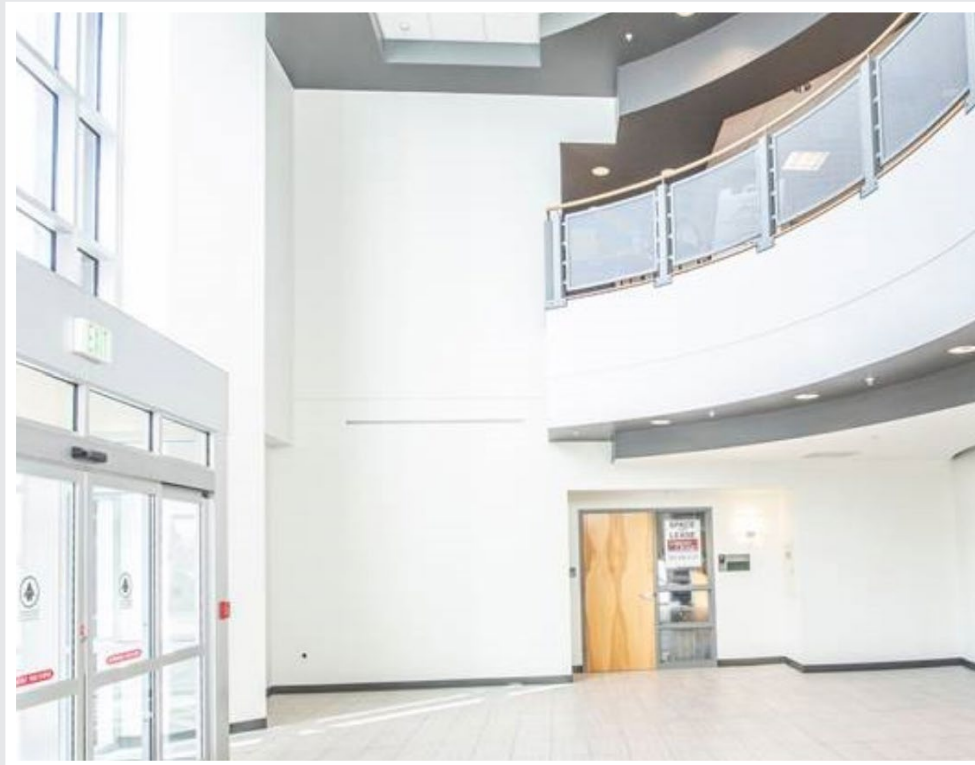


AVAILABLE SUITES

Suite 100 – 2,539 SF
Suite 140 – 1,651 SF
Suite 125 – 2,711 SF
Suite 160 – 946 SF
Suite 180 – 2,007 SF
Suite 280 – 2,767 SF

STATISTICS

- 102,528 sf Class A MOB with great visibility from Highway 287 (Main St.)
- Very high traffic volume of over 27,000 vehicles per day
- Recently remodeled interior finishes
- Great referral patterns between practices within the building



PAUL SHAILENDRA

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RYAN ROTHACKER

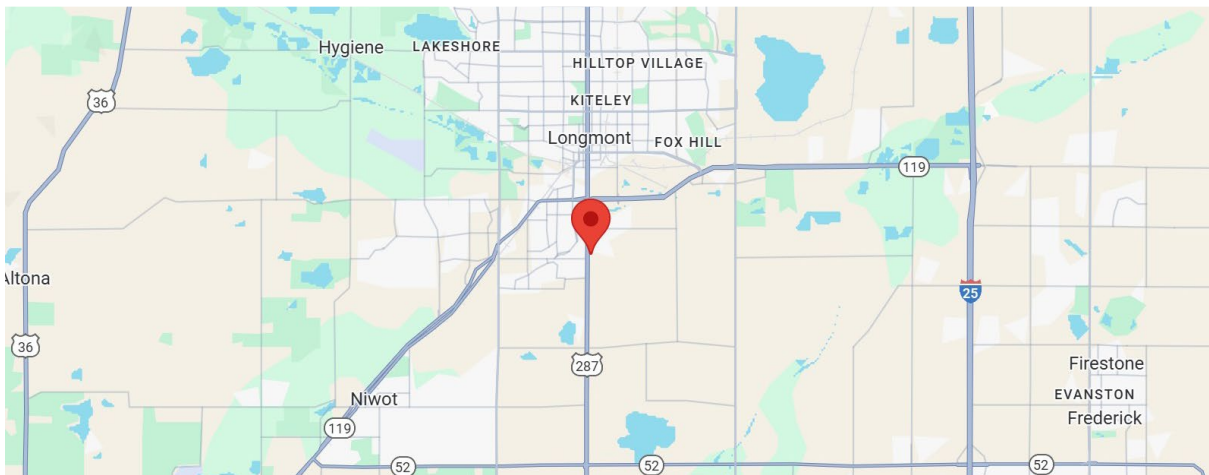
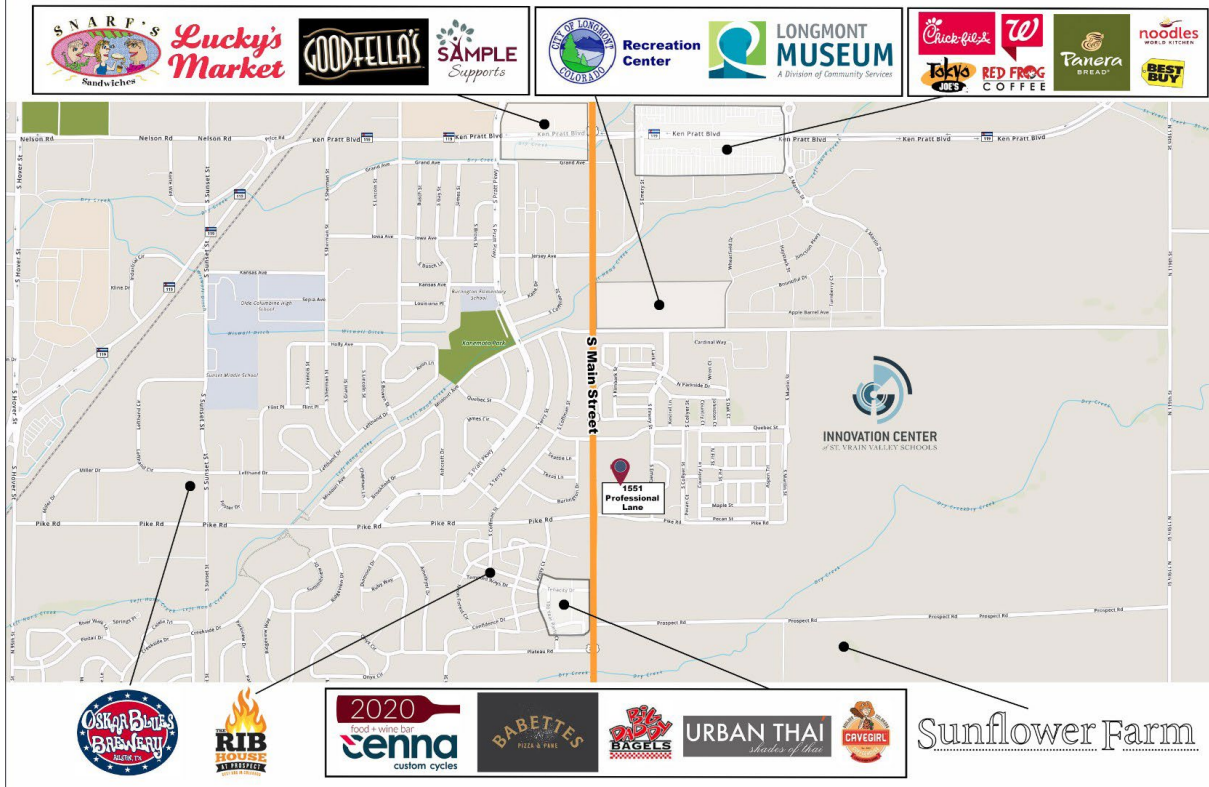
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AERIAL MAP

1551 Professional Lane | Longmont | Colorado 80501

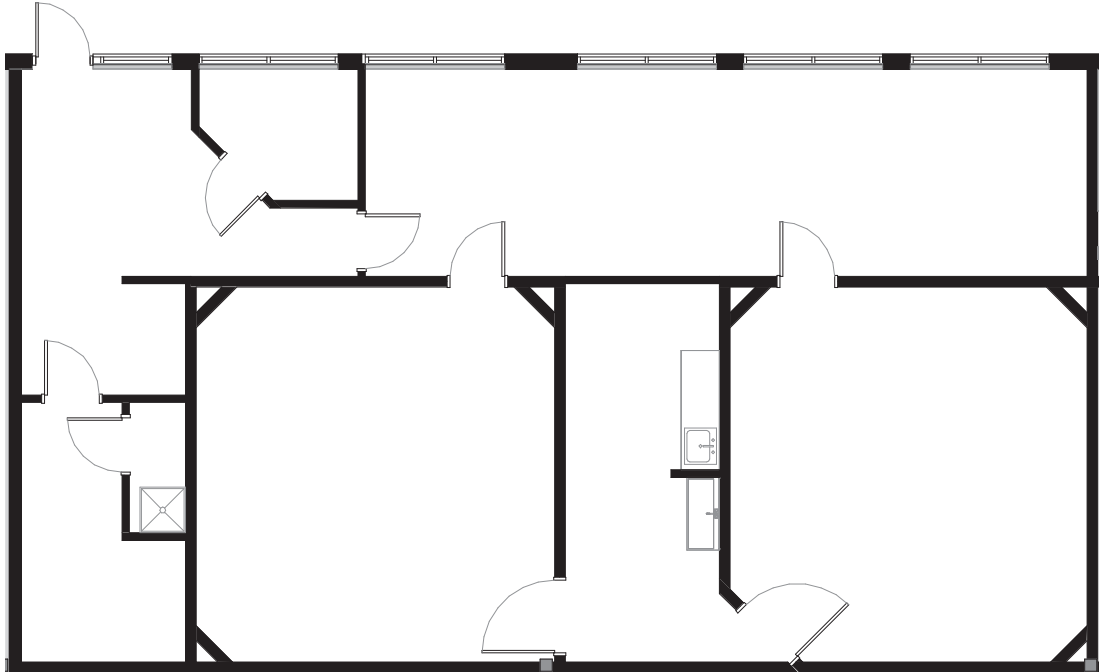


DEMOGRAPHIC STATISTICS

	5 Mile	10 Mile
2024 Population :	107,082	217,184
2024 Daytime Population :	42,976	81,732
2024 Population 65+ years old :	33,648	
Average Household Income :	\$110,602	\$127,726

SUITE 100 LAYOUT

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SUITE 100
2,539 SF
AVAILABLE
IMMEDIATELY

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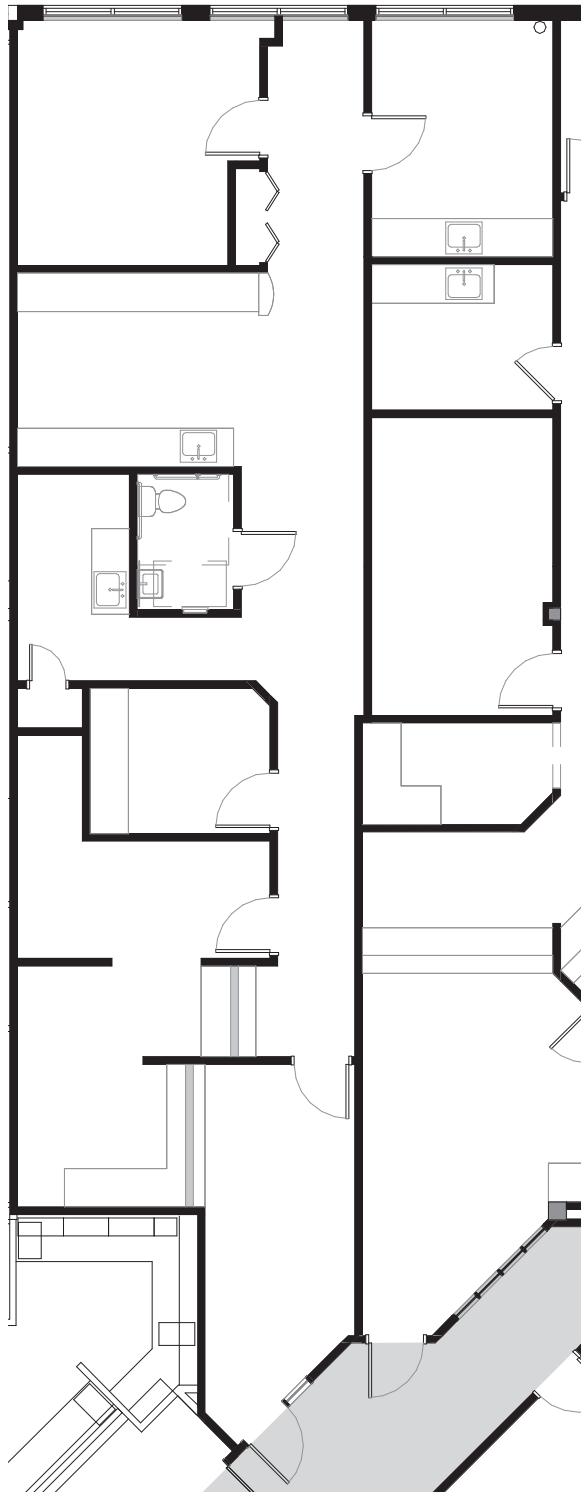
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SUITE 140 LAYOUT

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SUITE 140
1,651 SF
AVAILABLE
IMMEDIATELY

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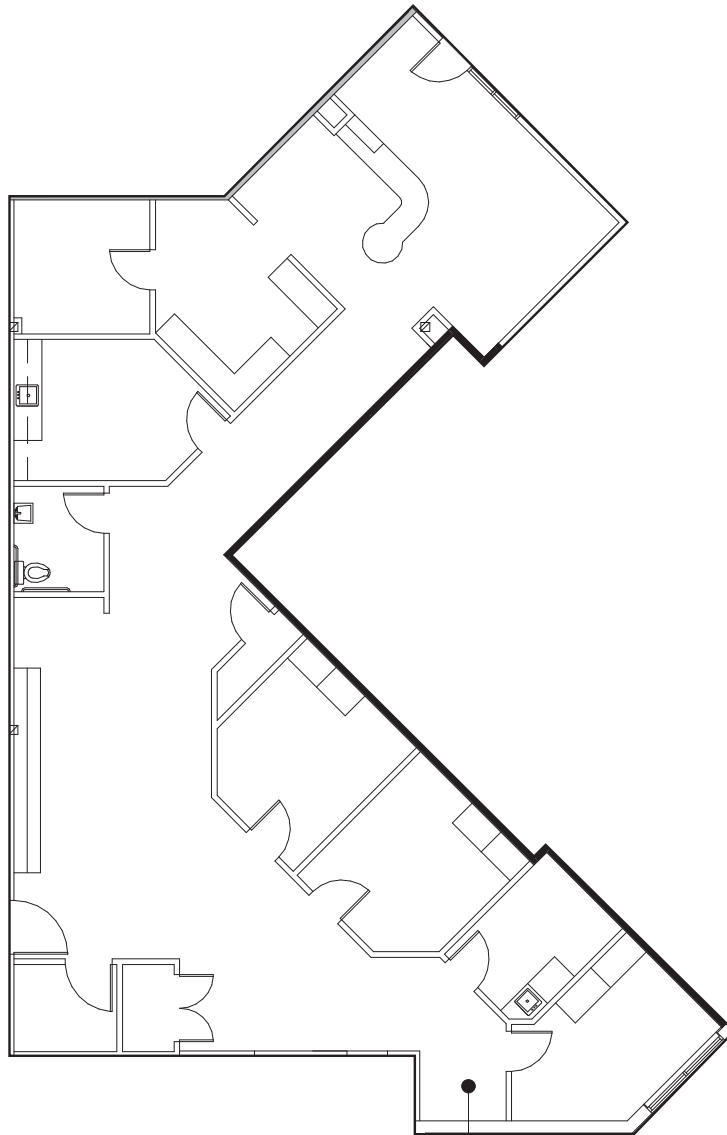
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SUITE 125 LAYOUT

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SUITE 125
2,711 SF
AVAILABLE
ON 10/1/25

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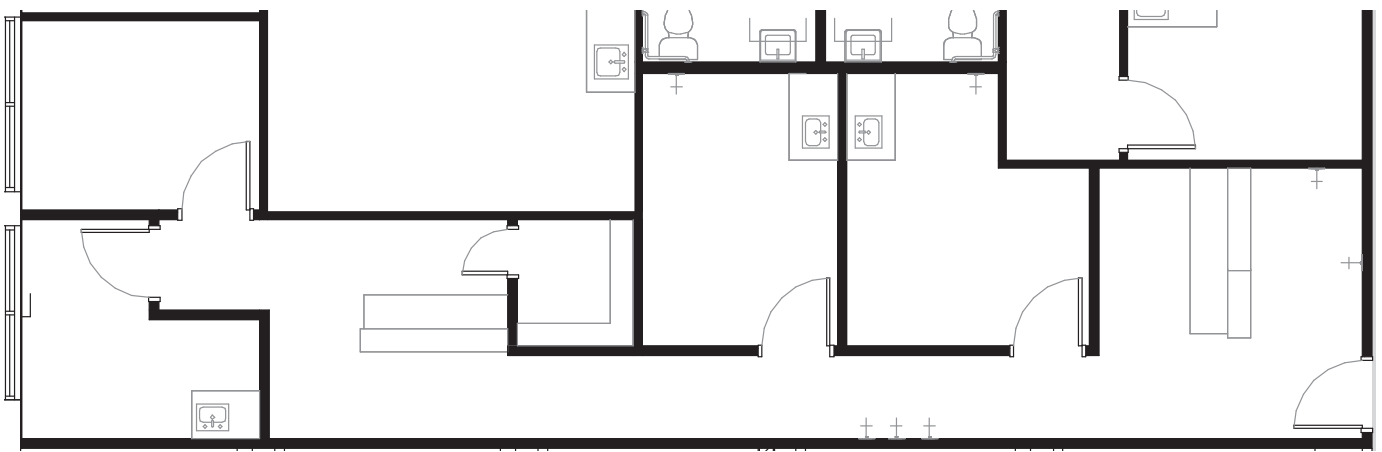
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SUITE 160 LAYOUT

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SUITE 160
946 SF
AVAILABLE
IMMEDIATELY

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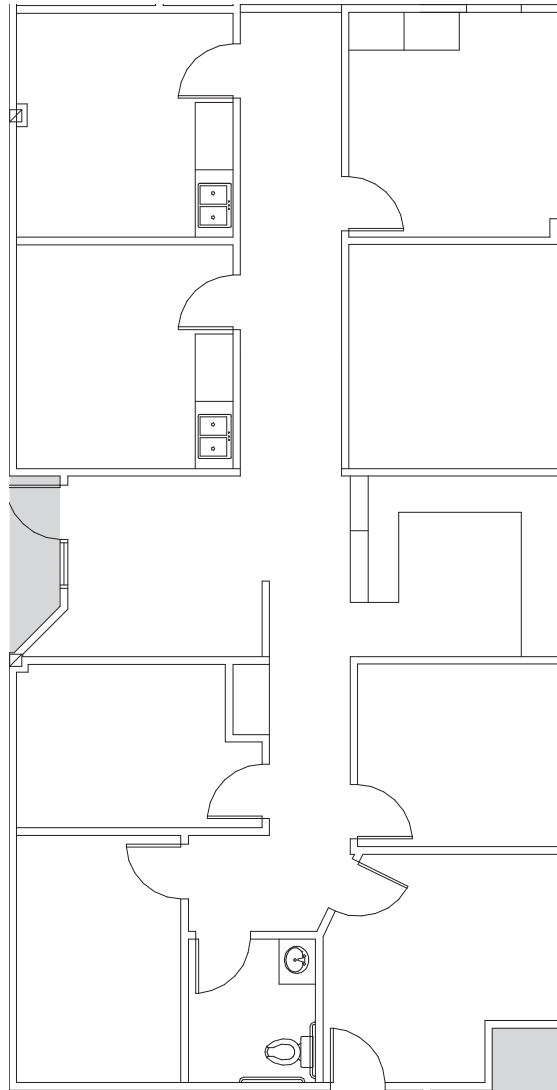
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SUITE 180 LAYOUT

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SUITE 180
2,007 SF
AVAILABLE
IMMEDIATELY

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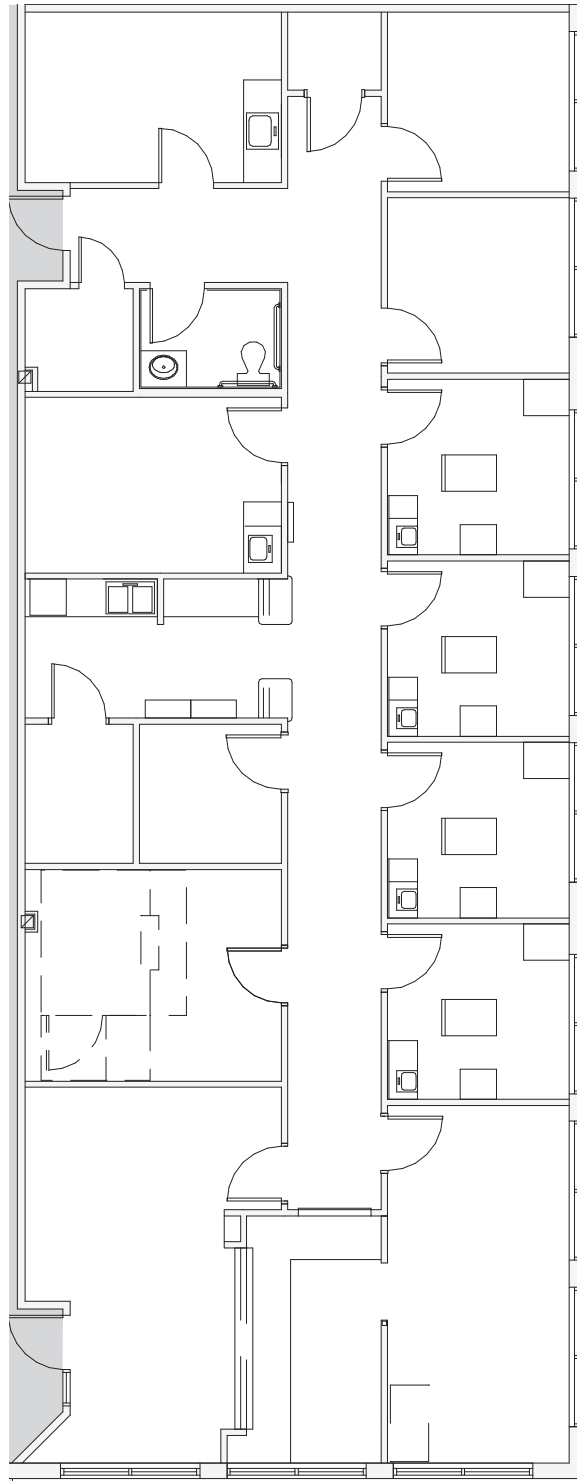
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SUITE 280 LAYOUT

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SUITE 280
2,767 SF
AVAILABLE
ON 1/1/26

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