



# 2,400 SF FLEX-INDUSTRIAL SPACE FOR SUBLEASE

1500 Kansas Avenue, Longmont, CO 80501

**1500 Kansas Avenue** is ideally located near Ken Pratt Boulevard and Highway 287, offering convenient access to the Longmont business community, Boulder, and I-25. The space is fully furnished with cubicles, office furniture, and a conference room table, and includes finished offices, a conference room, IT room, open workspace with cubicles, and a rear-loading production/warehouse area.

## FEATURE HIGHLIGHTS



Drive-In Door



Near Bike Path



Flexible Zoning



Near Coffee Shop



Furniture Included

**BELOW MARKET LEASE RATE!  
LEASE RATE \$6.00/RSF NNN**

## PROPERTY OVERVIEW

SUITE 2D	2,400 RSF
LEASE RATE	\$6.00/RSF NNN
EXPENSES (EST)	\$7.32 RSF
AVAILABLE	Immediately
PARKING	On-site
LEASE TERM	Negotiable
ZONING	MU-E

### SUITE 2D



CLICK HERE FOR  
VIDEO TOUR

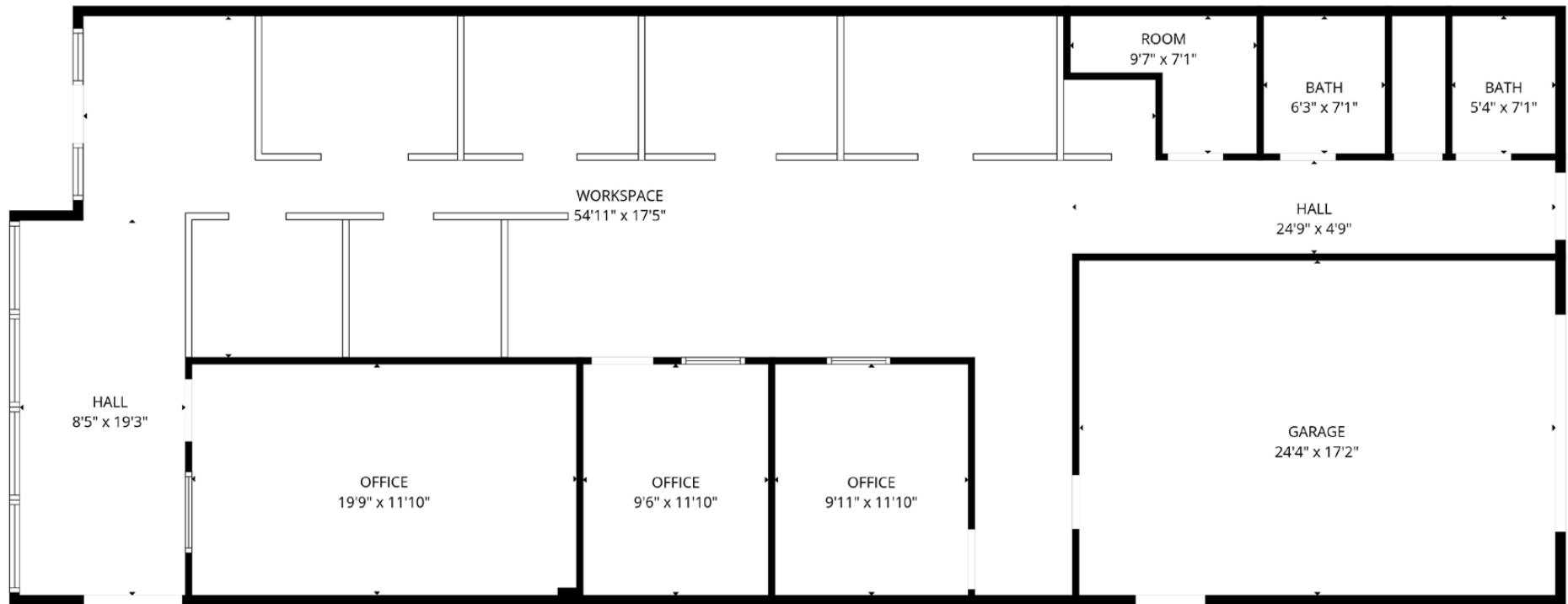
## FOR MORE INFORMATION:



### Jason Kruse, CCIM

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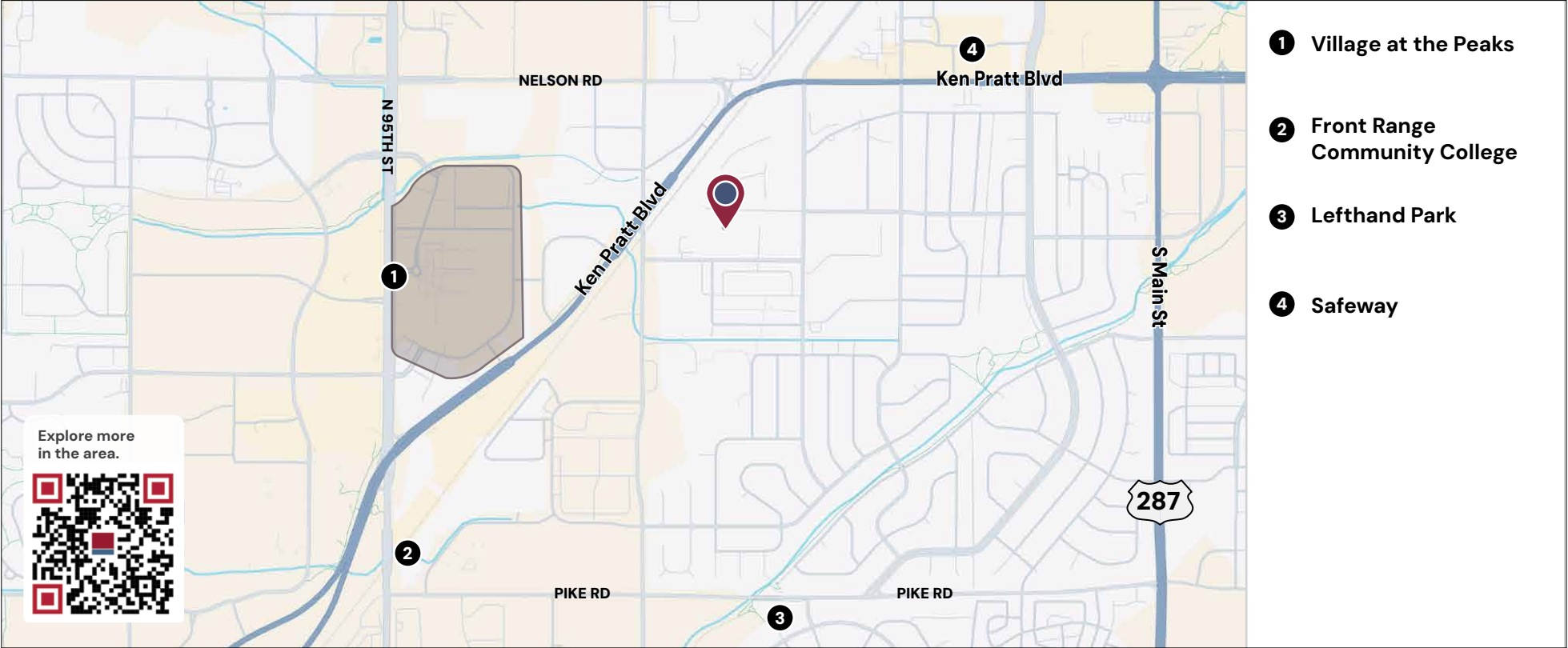
PROPERTY FLOOR PLAN



SUITE 2D



PROPERTY LOCATION



- 1 Village at the Peaks
- 2 Front Range Community College
- 3 Lefthand Park
- 4 Safeway

Explore more in the area.

