



333 1ST AVENUE, UNIT 2
Longmont, CO 80501

CONTACT:

KEITH KANEMOTO, SIOR
Associate Broker
(303) 472-2222
keith@kanemoto.com



Property Summary

Lease Rate:	\$16.00 PSF/yr (NNN)
2024 Triple Nets:	\$3.50 PSF
Available SF:	4,750
Lot Size:	34,300 SF
County:	Boulder
Zoning:	MU-D Mixed-Use Downtown
Year Built:	2008
Overhead Door:	One, 10' x 12'

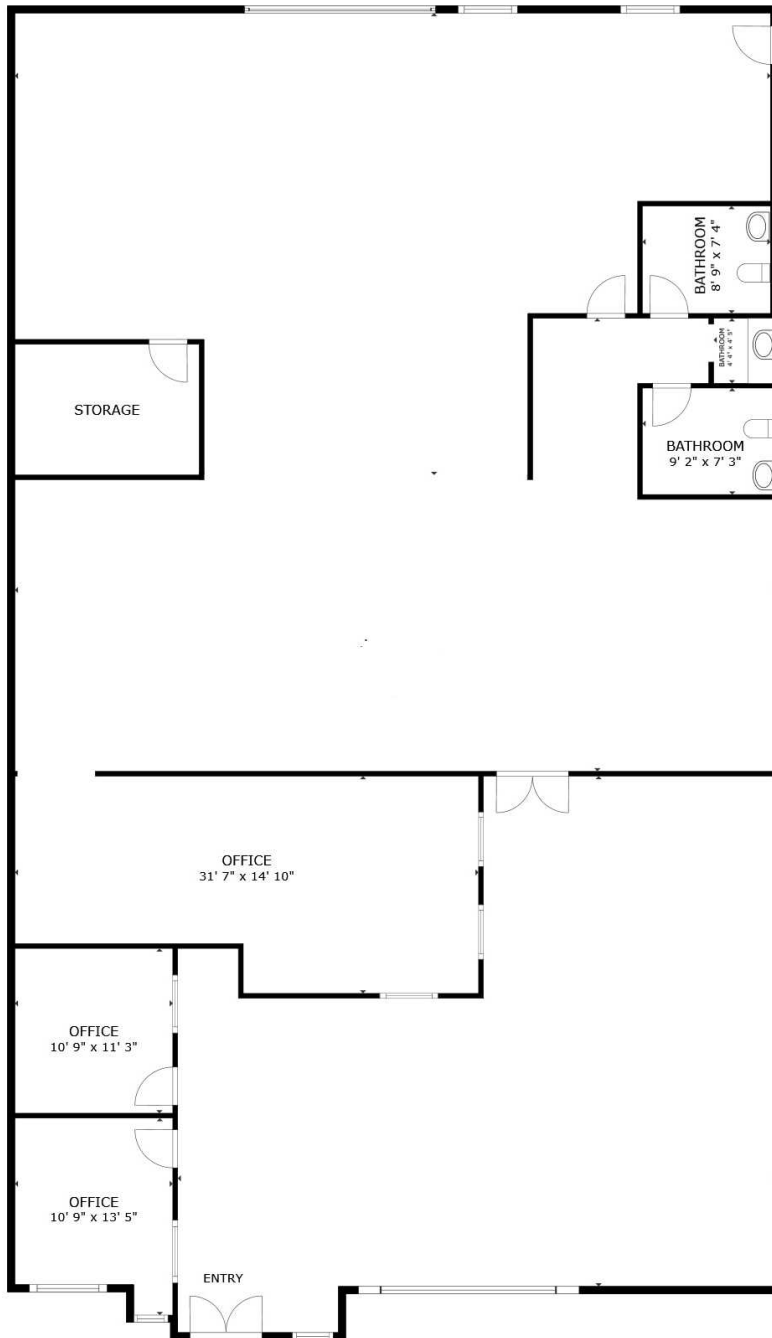
Property Overview

Let your creativity roam and take advantage of an opportunity to lease this approximately 4,750 square foot Industrial/Flex or Retail space across the street from the new South Main Station development. This new development has 253 residential units and 10,000 square feet of retail space. The versatile floor plan is currently configured with a large open area in front, high ceilings, stained concrete floors, a couple private office and two restrooms. Large front windows provide ample light in the front portion of the space and there is one 10' x 12' overhead door in the rear. The other Tenants in the complex include The Longmont Axe House and The Tilted Brick, an arts and crafts retail store. Don't miss out on an opportunity to be located in a growing area, south of Downtown Longmont, and next to a large scale redevelopment.

VIRTUAL TOUR

<https://rem.ax/3331st>

Click for VIRTUAL TOUR



FLOOR PLAN

333 1st Avenue, Suite 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

