









DISTINCTIVE OFFICE BUILDING – DOWNTOWN LONGMONT

FOR LEASE/SALE

515 Kimbark Street, Longmont, CO 80501

Excellent opportunity to own or lease office space in the heart of Downtown Longmont. Ideal for an owner-user that can occupy the majority of the building and generate income from the current leases in place (with the ability to expand into the rest of the building over time). The property could also be purchased as a redevelopment site.

FEATURE HIGHLIGHTS

-  Central Location
-  Near Shopping
-  Distinctive Building
-  Near Restaurants
-  Parking
-  Elevator

PROPERTY OVERVIEW

BUILDING SIZE	16,473 SF
AVAILABLE SF	177 – 11,019 SF
SUITE 103	177 RSF
SUITE 104	298 RSF
SUITE 106	1,685 RSF
SUITE 200	8,859 RSF
LEASE RATE	\$16.00 – \$18.00/RSF NNN
SALE PRICE	\$4,162,500 (\$253/SF)
AVAILABLE	10/1/2026
EXPENSES (EST)	\$12.03/RSF
PARKING	20 Private Spaces Plus Ample Public
LEASE TERM	Negotiable
ZONING	MU-D (Mixed-Use Downtown)

FOR MORE INFORMATION:

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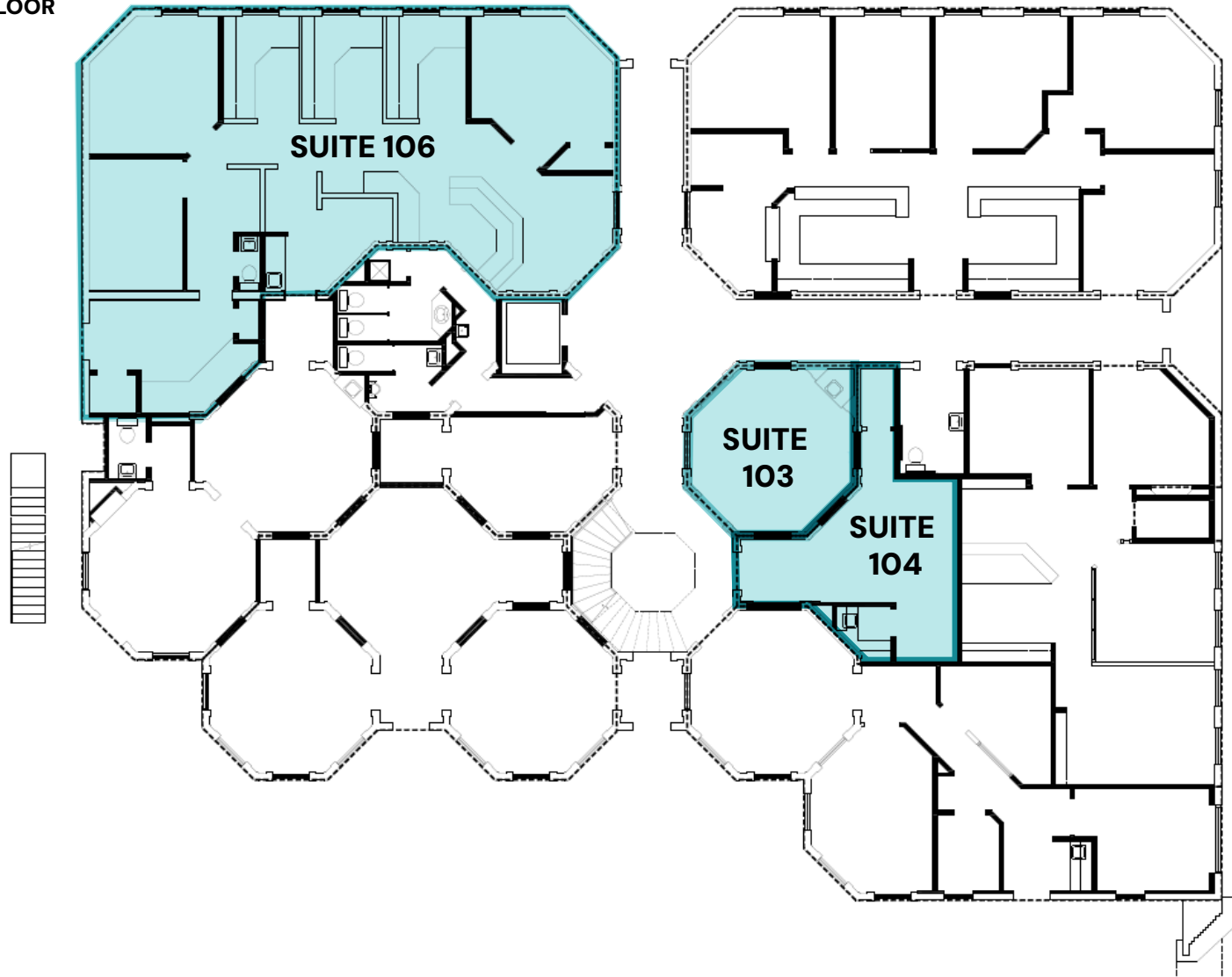
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Lease options range from private offices/ conference rooms to the entire second floor. Very charming space with exposed brick and quality finishes throughout. The property is adjacent to a large public parking lot and also has 20 private parking spaces. Flexible zoning allows for a variety of uses, including office, retail, residential, hotel, medical, entertainment, bar/restaurant, library, museum, financial services, personal sales, municipal uses, along with others.



PROPERTY FLOOR PLAN

1ST FLOOR

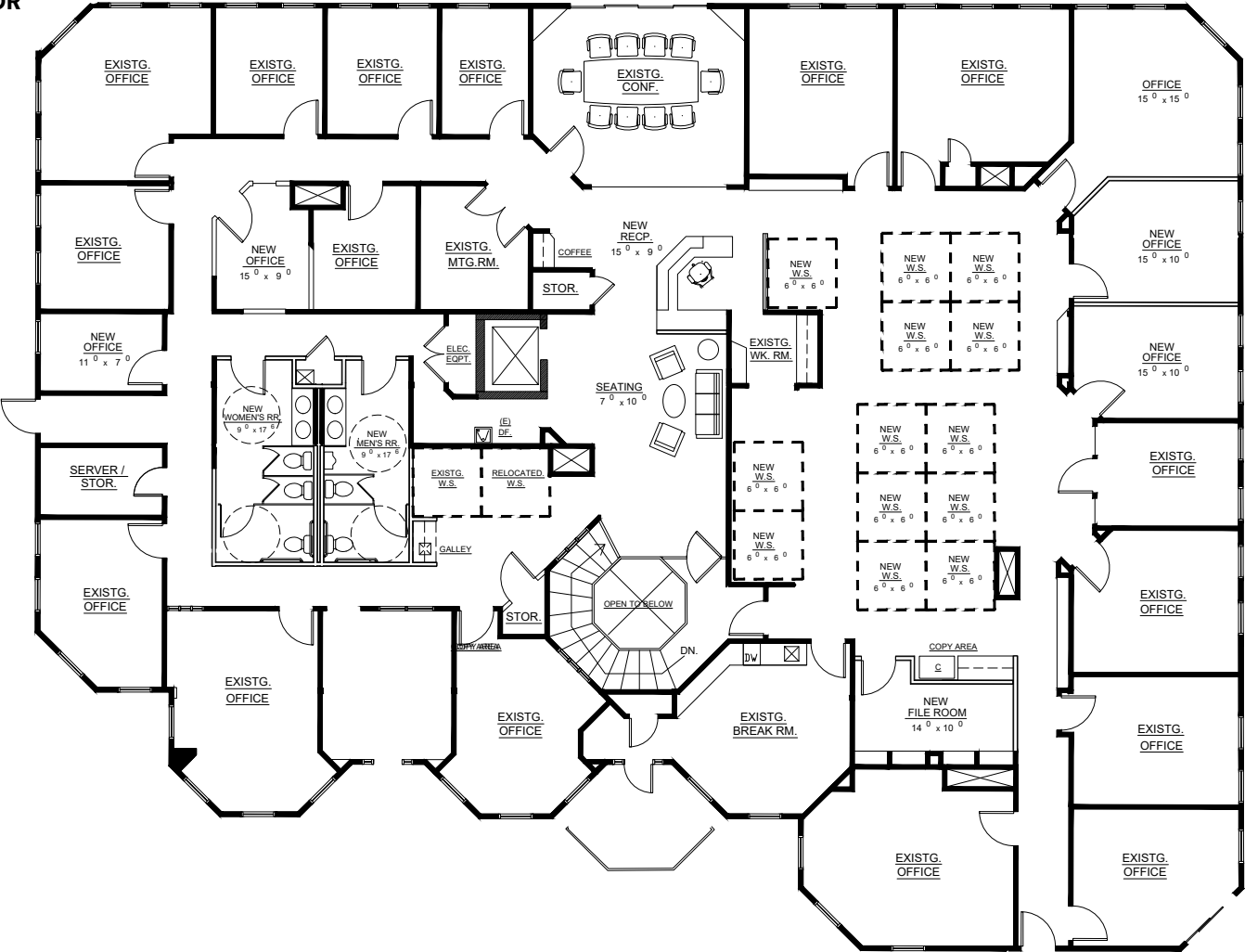


1ST FLOOR: SUITE 106



PROPERTY FLOOR PLAN

2ND FLOOR



2ND FLOOR



2ND FLOOR



PROPERTY LOCATION

Explore more in the area.

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