



## Freestanding Office/Medical Building for Lease

20 3rd Avenue  
Longmont, CO 80501



### HIGHLIGHTS

- Quiet setting
- Ample on-site parking
- Tons of natural light
- Near bus route
- Lease Rate: \$18.00/SF NNN (as-is)
- Expenses: \$16.67/SF plus utilities
- Size: 2,640 SF
- Available: Immediately

Step into a world of possibilities with this charming freestanding commercial building. Previously operating as a thriving veterinary clinic, this property is uniquely equipped with several sinks throughout, laundry hook-ups, and generous on-site parking – a rare find downtown. With its flexible interior and robust infrastructure, this building offers tremendous potential for future use, from professional offices and specialized retail to pet-related businesses, medical practices, or even a creative studio. Don't miss the chance to transform this adaptable space into your next successful venture!

### CONTACT US



(303) 449 7475

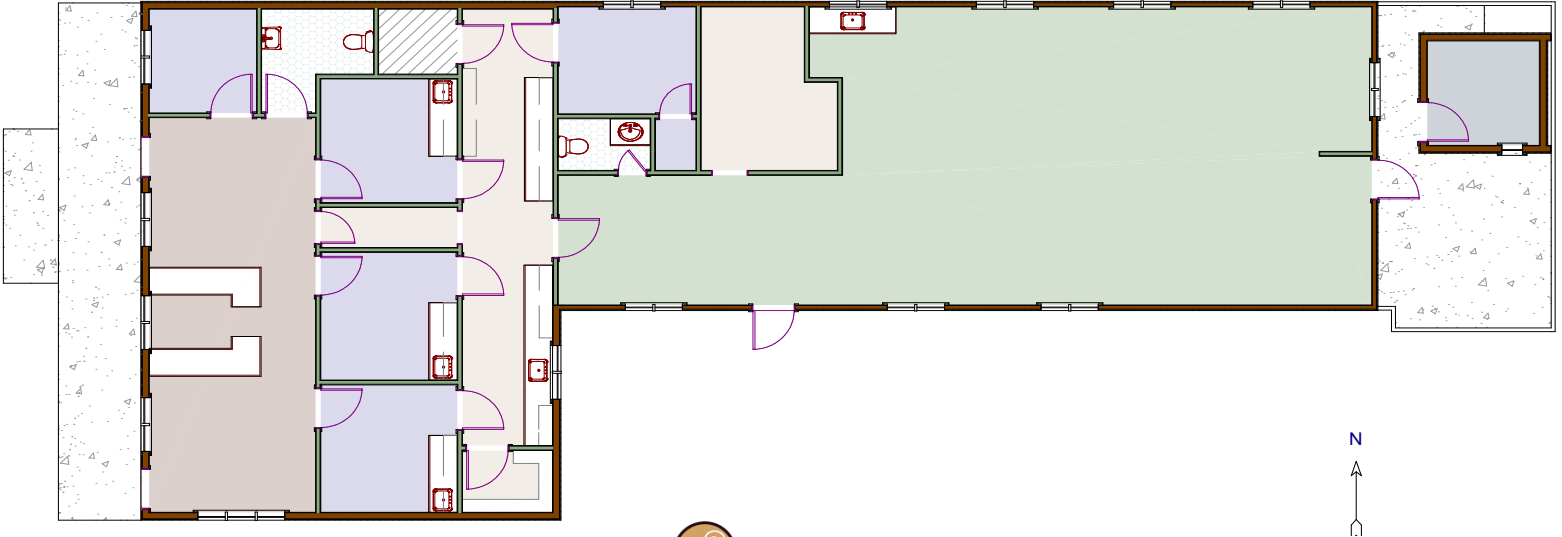


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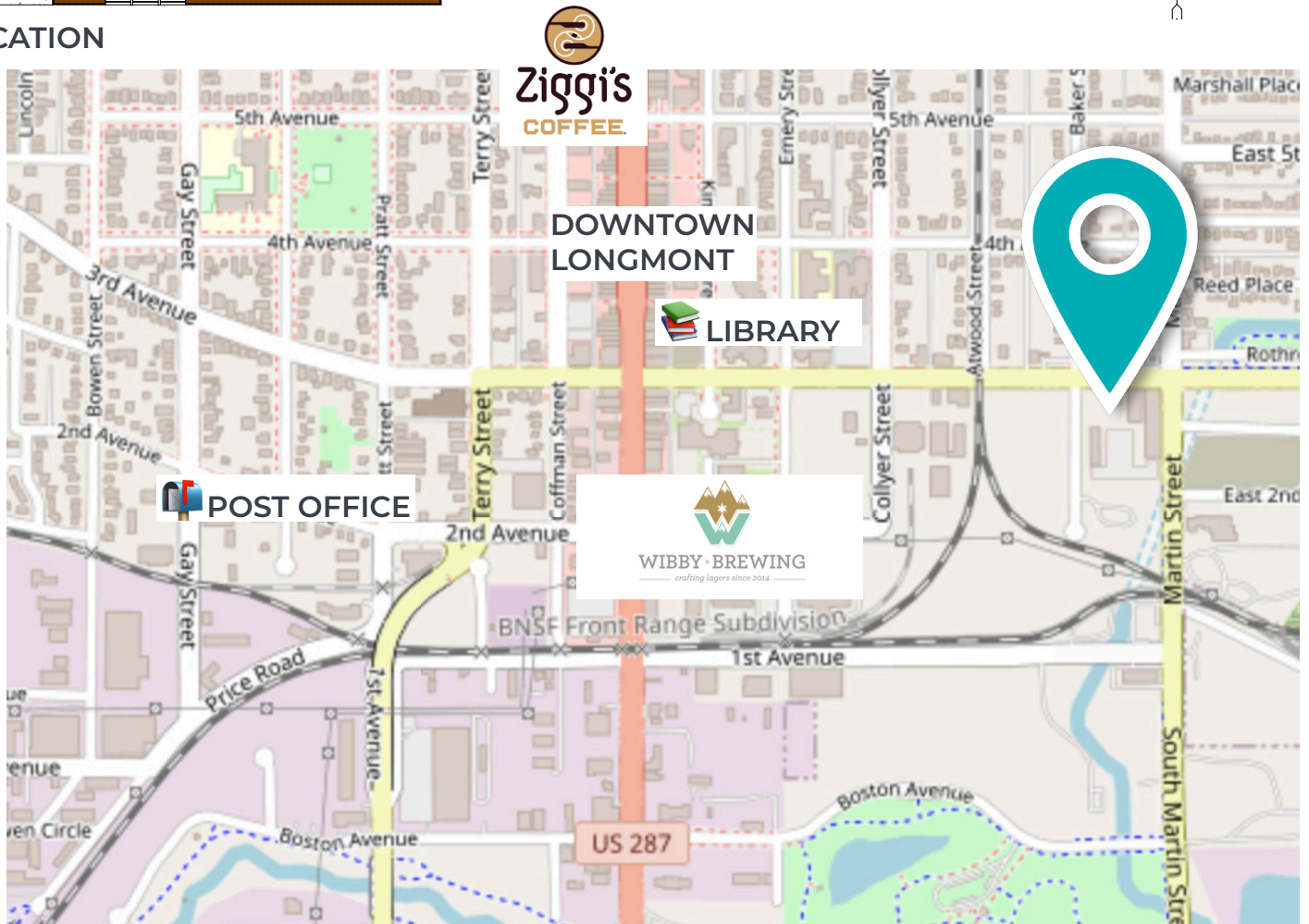
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**FLOOR PLAN**



**LOCATION**



(303) 449 7475



**ELEVATED**  
COMMERCIAL REAL ESTATE

PO Box 510, Niwot, CO 80544





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