

**BELOW MARKET LEASE RATE!**



## 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

### PROPERTY OVERVIEW

SUITE 2D	2,400 RSF
LEASE RATE	\$12.00/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](#)

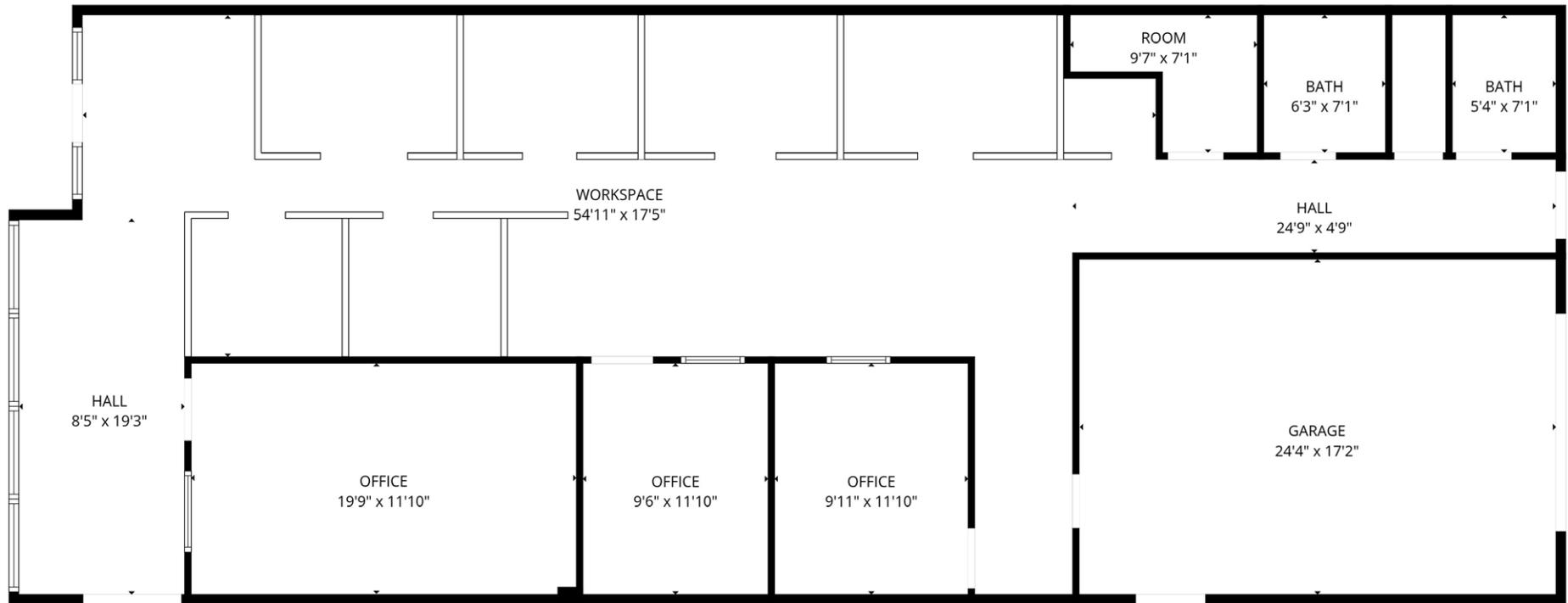
### FOR MORE INFORMATION:



### Jason Kruse, CCIM

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PROPERTY FLOOR PLAN



SUITE 2D



PROPERTY LOCATION

