



Standalone Downtown Longmont Opportunity

NNN Lease Rate:

Rent:	\$6.76psf = \$1324.96
Tax:	\$7.03psf = \$1377.88
Ins:	\$1.48psf = \$290.08
Maintenance:	\$1.06psf = \$207.76
Total/Month:	\$3200.00 + utils

Deposit \$3,200.00

Building Specifications:

- **Size:** ±2,352 SF (approx. 47' x 47')
- **Ceiling Height:** 8' clear
- **Overhead Door:** 10' x 7'
- **Power:** 125 amps, 240V
- **HVAC:** Fully air conditioned
- **Restroom:** Yes



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Versatile Standalone Building in the Heart of Downtown Longmont

633 Kimbark St, Longmont CO 80501

Property Description:

Just one block from Main Street and Longs Peak Avenue, this freestanding 2,352 SF commercial building combines charm, function, and visibility in the heart of Old Town Longmont. The property features a freshly updated façade, enhancing curb appeal and presence—making it a standout option for a wide variety of retail, office, or creative uses.

Located within the Longmont Downtown Development Authority (LDDA) and an Opportunity Zone, this building offers not only an excellent location, but access to potential grants and incentives for continued improvements.

Property Highlights:

- **Prime Downtown Location:** Steps from Main Street, surrounded by walkable shops, restaurants, and services.
- **New Exterior Improvements:** Recently refreshed front façade with updated fascia for improved street appeal.
- **Flexible Use:** Zoned MU-D (Mixed Use – Downtown), allowing for retail, office, studio, or flex uses.
- **Parking On-Site:** Dedicated front lot plus alley access parking in the rear.
- **Standalone Presence:** Great visibility with your own building and signage opportunity.

Explore the Possibilities

Whether you're launching a new retail concept, expanding your brand, or looking for a boutique office or studio, 633 Kimbark St. offers the right mix of location, layout, and flexibility.

Schedule your private tour today.