

275 S. MAIN STREET, SUITE 201

LONGMONT, CO 80501



VIDEO

PROPERTY DESCRIPTION

Great office space opportunity at the corner of South Main Street and Ken Pratt Boulevard. This 4,733 square foot space was previously home to North Vista Medical Center. The space consists of a reception area, multiple private offices, a conference room and kitchenette. Signage opportunities exist on two large monument signs on Ken Pratt and South Main Street. Join Crest Insurance, Elevations, Express Personnel, State of Colorado, Altitude Physical Therapy and others at 275 South Main Street. This location is close to all amenities, including Whole Foods, Safeway, FirstBank and much, much more. Do not miss out on this opportunity!

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
2024 Triple Nets:	\$12.33 PSF
Available SF:	4,733 SF
Building Size:	25,517 SF
County:	Boulder

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,432	22,994	41,743
Total Population	6,028	58,626	108,574
Average HH Income	\$59,923	\$65,396	\$75,045



RE/MAX ELEVATE

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated.

KEITH KANEMOTO, SIOR

Broker Associate

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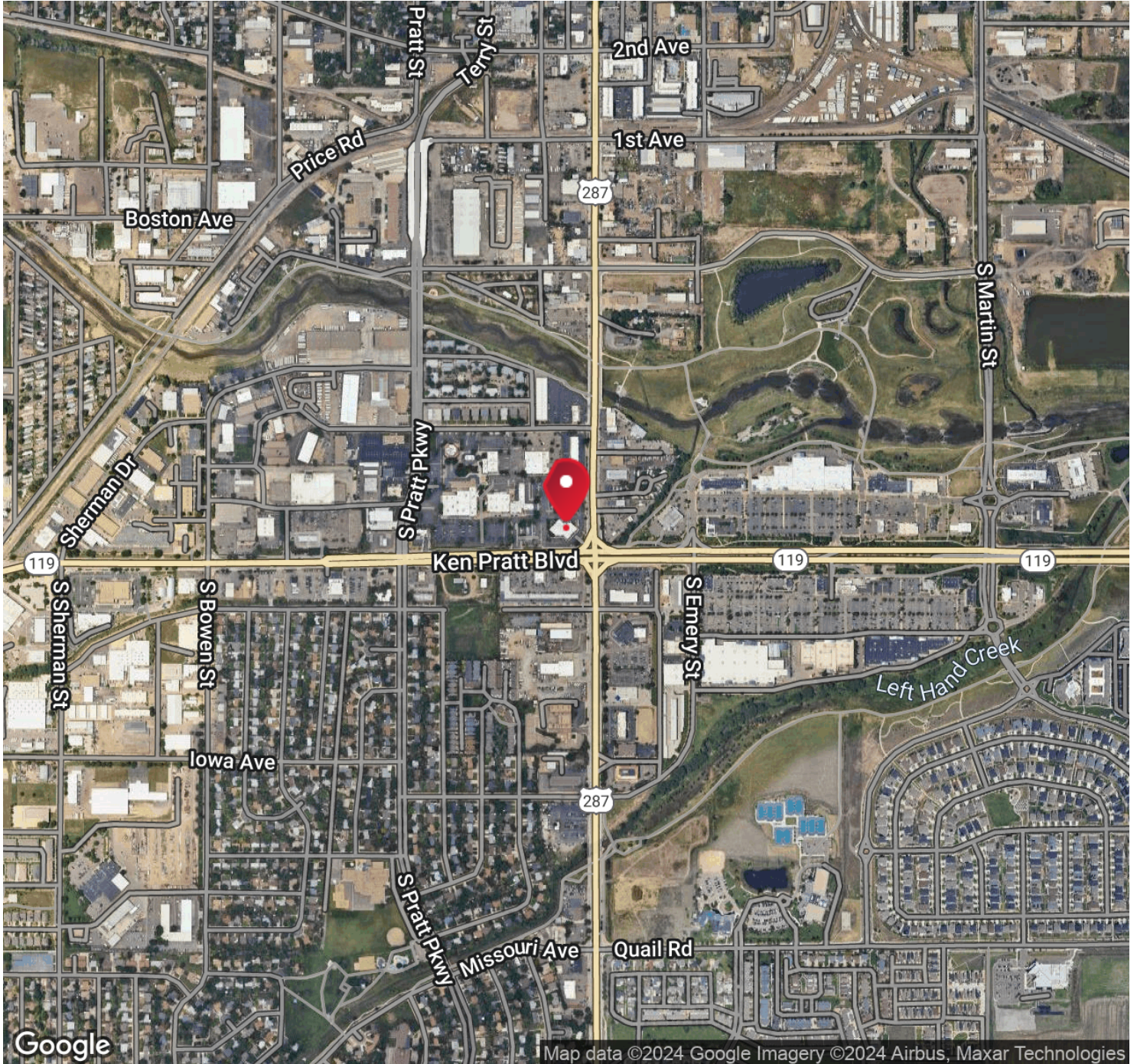
FOR LEASE

APPROXIMATELY 4,733 SF OF CLASS "A" OFFICE SPACE

AERIAL MAP

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FLOOR PLANS

275 S. MAIN STREET, SUITE 201

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FLOOR 1

275 South Main Street, Suite 201

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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