



FOR LEASE

Retail / Office suite on Longmont's Main Street corridor.

2330 Main St

Unit E · Longmont

1,325 SF

UNIT E · SPACE AVAILABLE

\$13.00/SF

LEASE RATE · NNN

\$10.62/SF

NNN RATE · 2026 EST.

\$2,608.04

EQUIV. GROSS MONTHLY RENT

The space & floor plan



UNIT E
FLOOR PLAN

PROPERTY DETAILS

The particulars

LEASE & TERMS

Lease rate	\$13.00 / SF NNN
NNN rate (2026 est.)	\$10.62 / SF
Equiv. gross monthly rent	\$2,608.04
Unit	Unit E
Square feet	1,325 SF
Property type	Retail / Office

UTILITY PROVIDERS

Electric	City of Longmont
Gas	Xcel Energy
Water & sewer	City of Longmont
Trash	Western Disposal
Internet	Xfinity (tenant's choice)

BUILDING AMENITIES

Monument signage	Yes
Building signage	Yes
Kitchenette	Yes
Bathroom count	One

DEMOGRAPHICS & TRAFFIC

Median household income	\$80,559*
Traffic count (23rd Ave S)	23,245 VPD*

*Figures within a 3-mile radius. Source: CoStar 2026.

SYSTEMS

Fully sprinkled	No
Security system	Tenant provides their own

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.

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