

BUILDING UPGRADES AND RENOVATIONS RECENTLY COMPLETED!



CLASS A MEDICAL OFFICE SUITES
FOR LEASE
1551 PROFESSIONAL LANE
LONGMONT, COLORADO 80501

PROPERTY HIGHLIGHTS

Beautifully designed professional office building available for lease, with new lobby and common area renovations recently completed. Ideal location and buildout for medical providers seeking to elevate their practice and join a community of diverse specialists including gastroenterology, dermatology, pulmonology, family practice, cardiology, physical therapy, and more. Take advantage of high-quality existing buildout and additional extensive landlord work letters to customize your space. Join the large and growing professional Longmont community today!

Located along U.S. Highway 287, at the southern gateway to Longmont, the property enjoys convenient linkages to the Diagonal Highway between Longmont and Boulder. Interstate 25, located just 5-miles away, provides easy access to the greater Denver Metro area.

Rental Rate	\$19.00-\$22.00/RSF NNN
Space Available	946 - 4,718 SF contiguous
Date Available	Immediately
Expenses (Est)	\$12.00/RSF
Parking	Ample on-site
EXTENSIVE LANDLORD WORK LETTER AVAILABLE	

- Traffic counts of 25k+ per day
- Tall/open ceilings
- New Digital monument signage
- Nation's Fastest Nextlight Internet
- Continuous UV-C Air treatment
- Expansive front range views

FOR
MORE
INFORMATION

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Senior Commercial Broker
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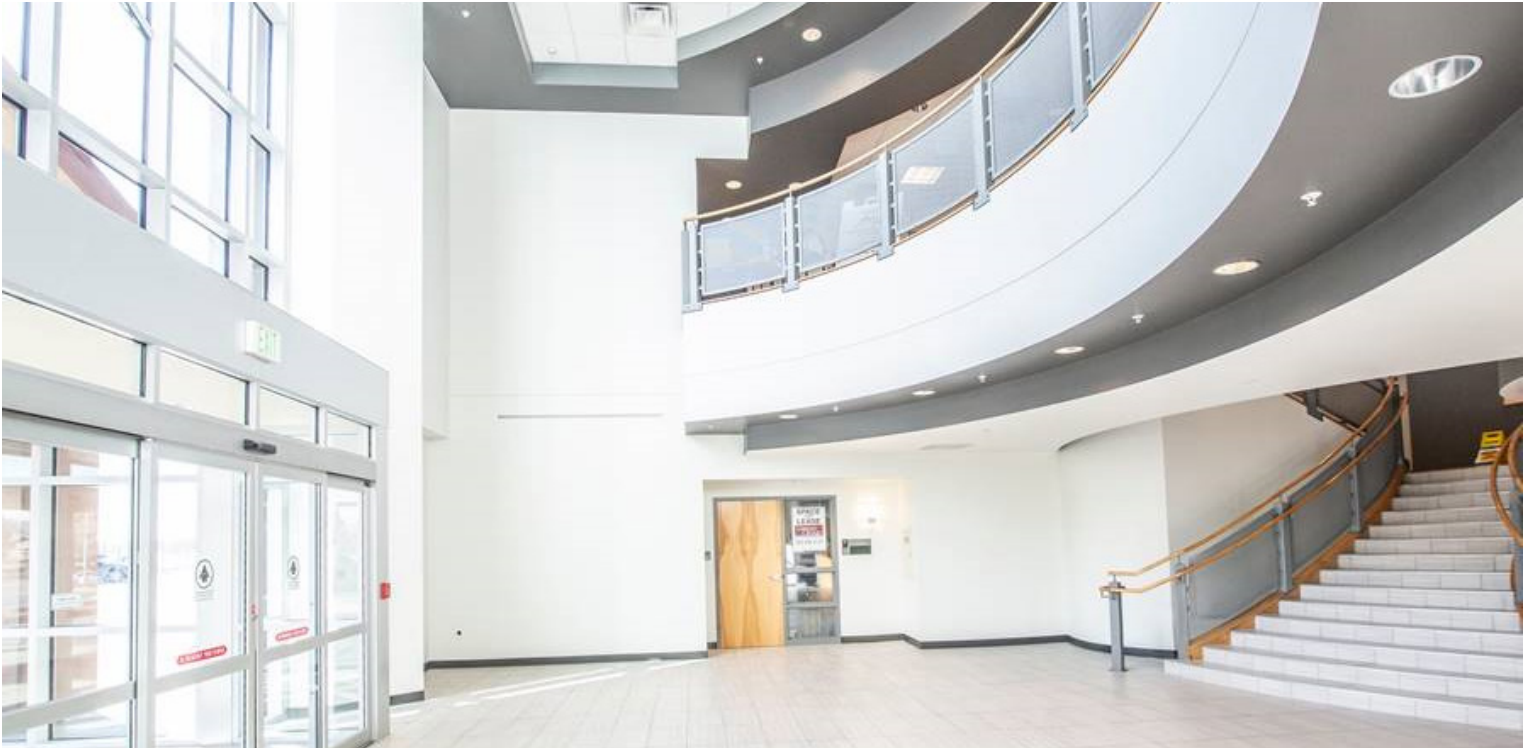
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CLASS A OFFICE SPACE FOR LEASE

1551 Professional Lane, Longmont, CO 80501

Colorado
Group

PROPERTY PHOTOS



For a complete disclaimer, please see page one of this brochure.

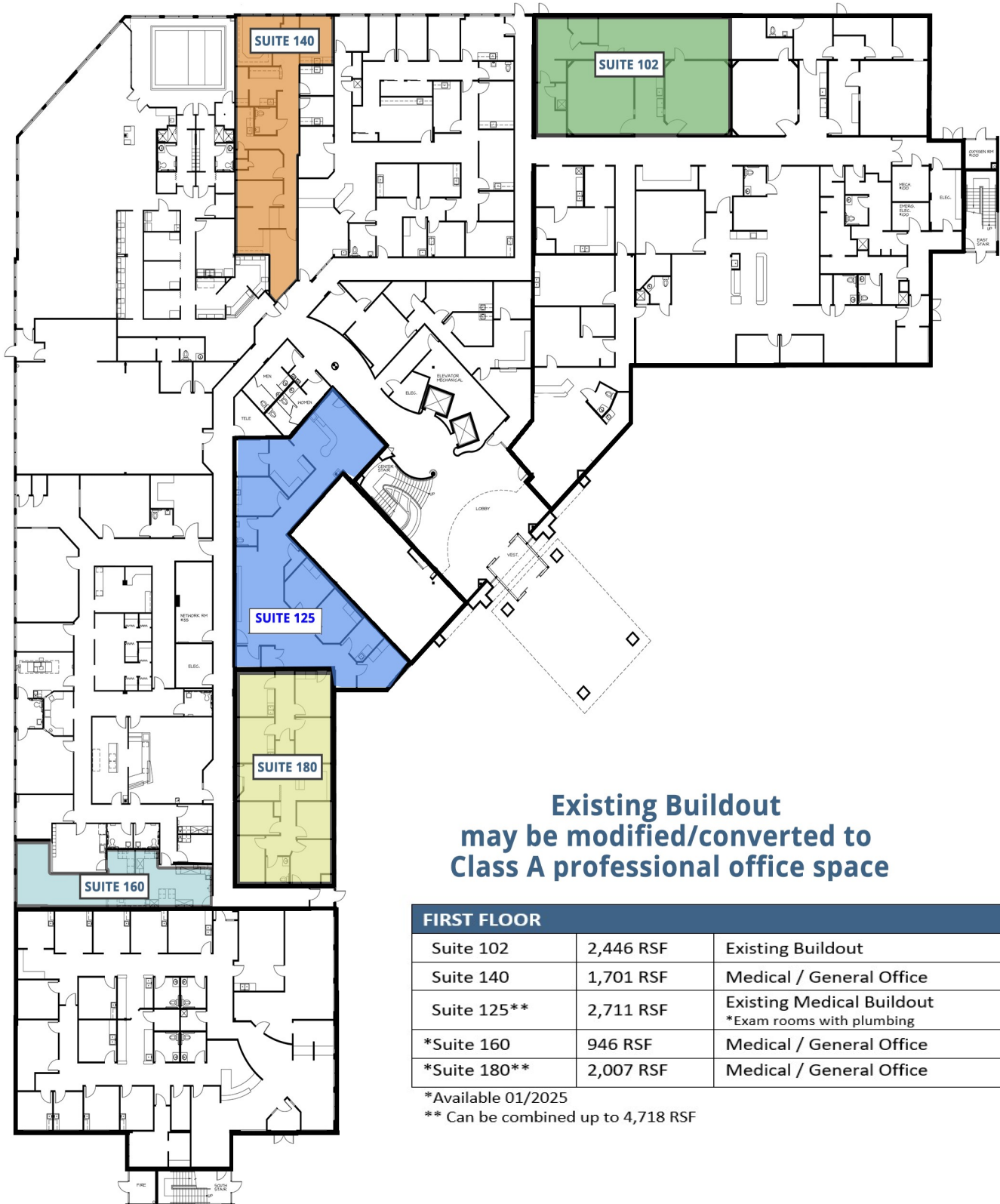
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CLASS A OFFICE SPACE FOR LEASE

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PROPERTY FLOOR PLAN - FIRST FLOOR



**Existing Buildout
may be modified/converted to
Class A professional office space**

FIRST FLOOR		
Suite 102	2,446 RSF	Existing Buildout
Suite 140	1,701 RSF	Medical / General Office
Suite 125**	2,711 RSF	Existing Medical Buildout *Exam rooms with plumbing
*Suite 160	946 RSF	Medical / General Office
*Suite 180**	2,007 RSF	Medical / General Office

*Available 01/2025

** Can be combined up to 4,718 RSF

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AMENITY MAP



AREA MAP

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