

# RETAIL/OFFICE/INDUSTRIAL-FLEX - SPACE FOR LEASE -



**Size:** 2,352 sf  
**Lease Rate:** \$3200/mo + utils  
**Deposit** \$3,200.00



6800 N 79th St, # 103

Niwot, CO 80503

[summitcommercial.net](http://summitcommercial.net)



Jim York

Broker Associate

303-717-8038

[jyork@summitcommercial.net](mailto:jyork@summitcommercial.net)



Kyle Conarro

Broker Associate

303-827-9436

[kyle@summitcommercial.net](mailto:kyle@summitcommercial.net)

## 633 Kimbark St., Longmont, CO 80501

Nestled just one block off Main St and Longs Peak Ave, this stand-alone building in Old Town Longmont presents a versatile opportunity within the downtown opportunity zone. Originally constructed as an industrial space, the new zoning regulations now accommodate a variety of uses including retail and office spaces.

### Features and Incentives

- **Prime Location:** Situated within the Longmont Downtown Development Authority (LDDA), which provides attractive incentives and grants for façade upgrades, retail conversions, and signage improvements.
- **Versatile space:** Currently configured as a fitness and workout facility, the owner is open to leasing out or selling some of the existing equipment.
- **Specifications**
  - **Size:** Approximately 2,352 square feet
  - **Dimensions:** approx. (47x47) 8' clear
  - **Electrical:** 125amps 240V
  - **Zoning:** MU-D
  - **Restroom:** Yes
  - **Climate Control:** Fully Air Conditioned
  - **Parking:** Dedicated lot in front, and alley parking
  - **Overhead door:** Yes 10x7

Discover the potential of 633 Kimbark st for your business needs in the heart of downtown Longmont. Great stand alone building with it's own parking lot. Contact us today for more information or to schedule a tour.

All information provided is deemed reliable,  
but is not guaranteed and should be independently verified.

# SPACE FOR LEASE

633 Kimbark St  
Longmont, CO

Size: 2,352 sf  
Lease Rate: \$3200/mo + utils  
Deposit: \$3,200.00



Parking Lot



Alley Side Parking



Reception Desk



Open area with Garage door



Office with Separate Entrance



2000+ sf of space



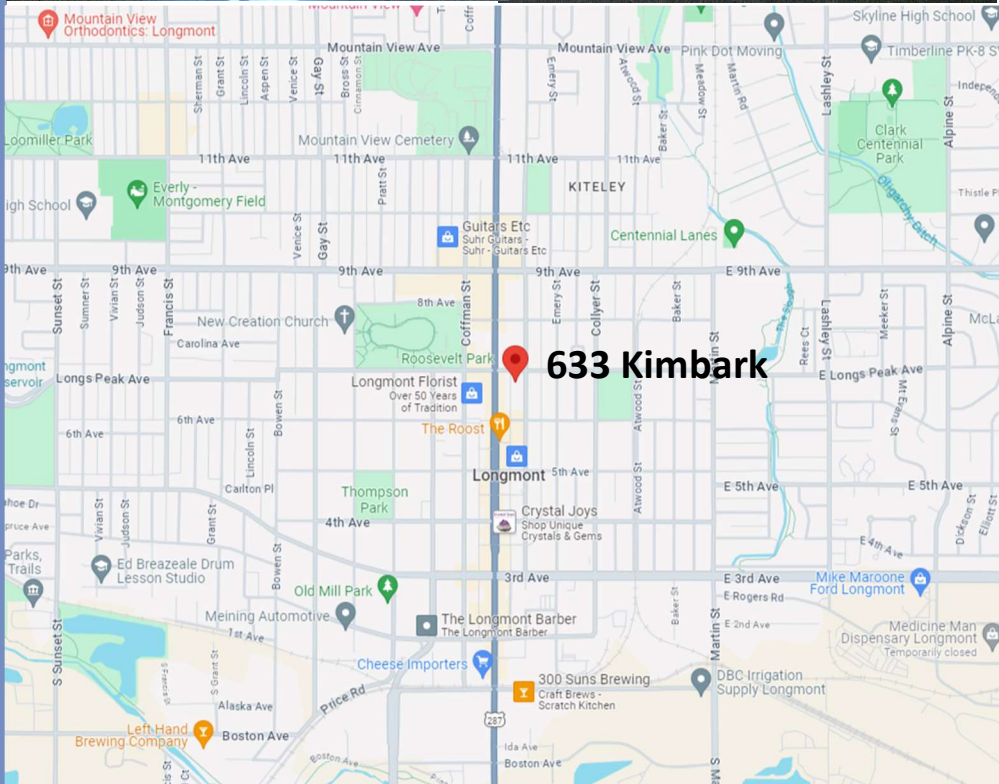
6800 N 79th St, # 103  
Niwot, CO 80503  
[summitcommercial.net](http://summitcommercial.net)



Jim York  
Broker Associate  
303-717-8038  
[jyork@summitcommercial.net](mailto:jyork@summitcommercial.net)



Kyle Conarro  
Broker Associate  
303-827-9436  
[kyle@summitcommercial.net](mailto:kyle@summitcommercial.net)



633 Kimbark

All information provided is deemed reliable,  
but is not guaranteed and should be independently verified.