



For Lease

Commercial Kitchen Space
Towne Square Shoppes
829 Main Street, Unit 8
Longmont, CO 80501



Property Overview

Existing Commercial Kitchen

- In-place Amenities include:
 - Cook vent hood
 - Multiple sinks
 - Grease trap
- Private bathroom
- Roof and all mechanicals are new
- Signage on Main Street and Coffman Street
- Easy Access with upfront parking
- 24/7 Access to your own kitchen space
- Available November 1, 2023

Lease Rate: \$29.00 / SF NNN



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Property Facts

Available SF:	1,211 SF
Bathrooms:	1
Unit #:	8
Parking:	27, Shared
County:	Boulder
Op Expenses:	\$7.36/SF (2023 Est.)

Location & Area Amenities

- Excellent location in the center of Longmont on Main Street (US 287) provides exposure to high vehicle counts, greater than 30,000 per day in each direction (2018).
- Close proximity to Interstate 25 creates great exposure and visibility for any business
- A wide range of retailers exist within a ½ mile radius include – Dozens of Restaurants along Historic Main Street, Starbucks, Dutch Bros., Walgreens, FedEx, UPS, Safeway, Natural Grocers, Chipotle, Five Guys, Lowes, Ace Hardware, Dick's Sporting Goods, and many more
- Lighted signs at the front and on Main Street and Coffman Street
- Lighted tenant ID sign over front door
- Many nearby parks and new residential developments

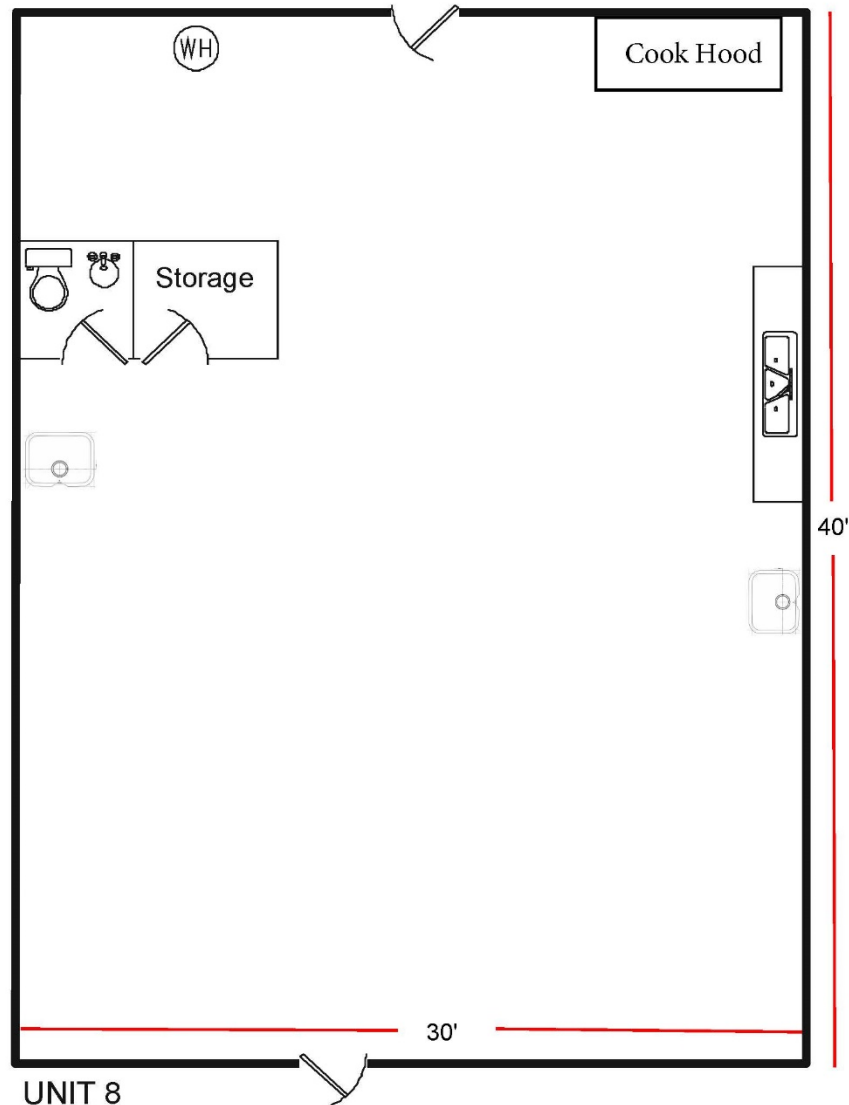
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UNIT 8
1,211 SF



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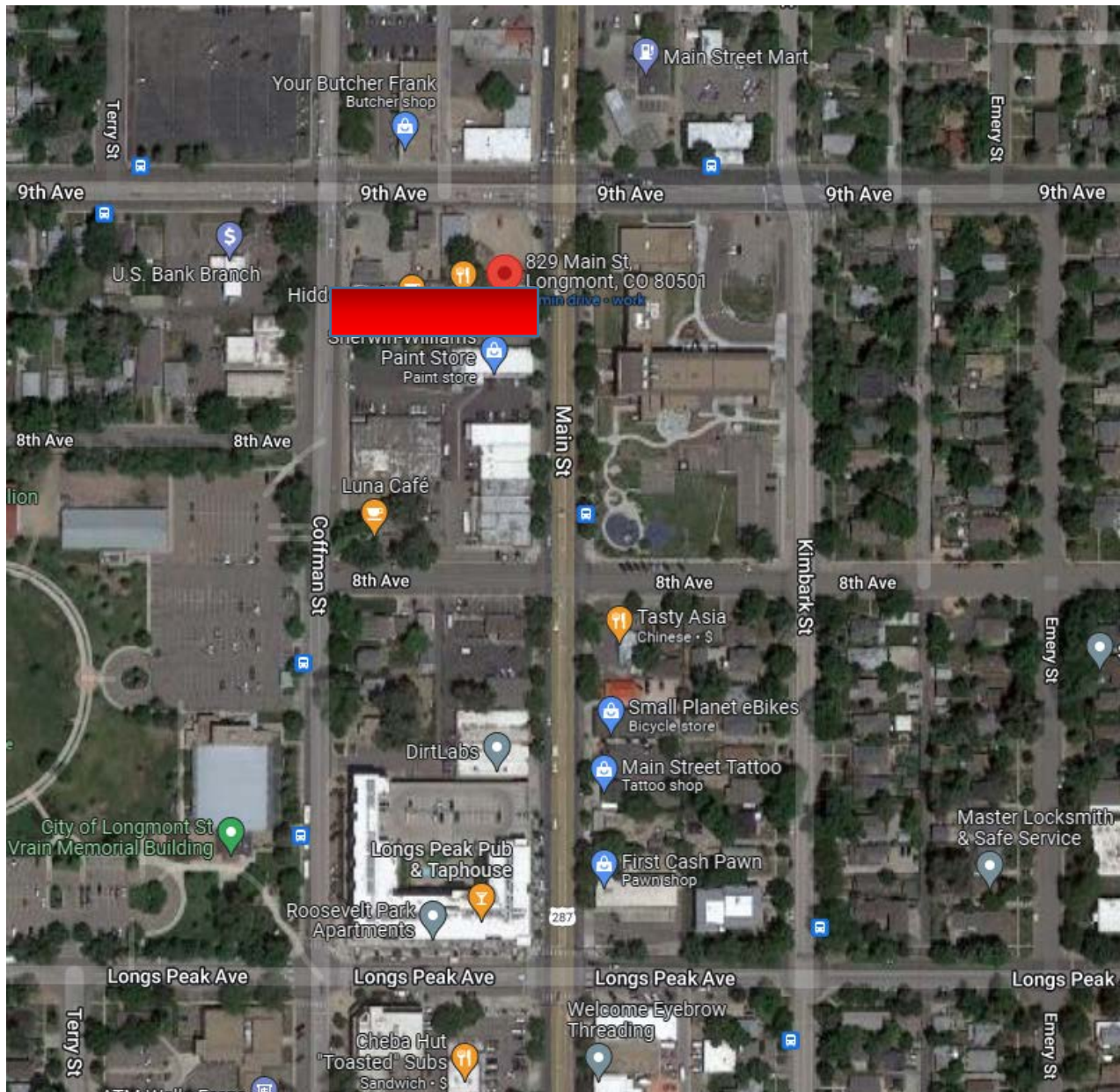
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