

HISTORIC OFFICE BUILDING FOR LEASE

202 Main St. Boulder, CO 80501



PROPERTY HIGHLIGHTS

Secure your spot at one of Longmont's historic downtown buildings! Located at a prominent hard corner on Main St., this property offers unparalleled visibility and high-traffic exposure. Benefit from excellent signage opportunities to enhance your brand presence. The building features private parking, ensuring convenience for clients and staff, as well as high-end tenant finishes that create a professional and inviting atmosphere. This prime location is perfect for any professional office users looking to establish or expand their business in a vibrant and historic setting. Don't miss out on this exceptional leasing opportunity—elevate your business in Longmont's bustling downtown!

Suite 1	1,113 RSF
Suite 5	1,684 RSF
Suite 6	192 RSF
Total Available:	2,989 RSF

Timing Immediately

Lease Rates:

Suite 1	\$17.00/RSF NNN
Suite 5	\$15.00/RSF NNN
Suite 6	\$500.00/Month Gross

Expenses (Est) \$9.00/RSF + Utilities

Parking On-site

Zoning MU-C



FOR
MORE
INFORMATION

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DOWNTOWN PROFESSIONAL OFFICE FOR LEASE

202 Main Street, Longmont, CO 80501



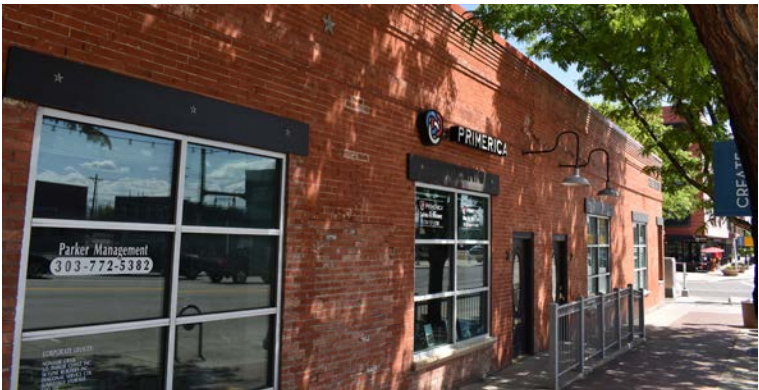
PROPERTY FLOOR PLAN



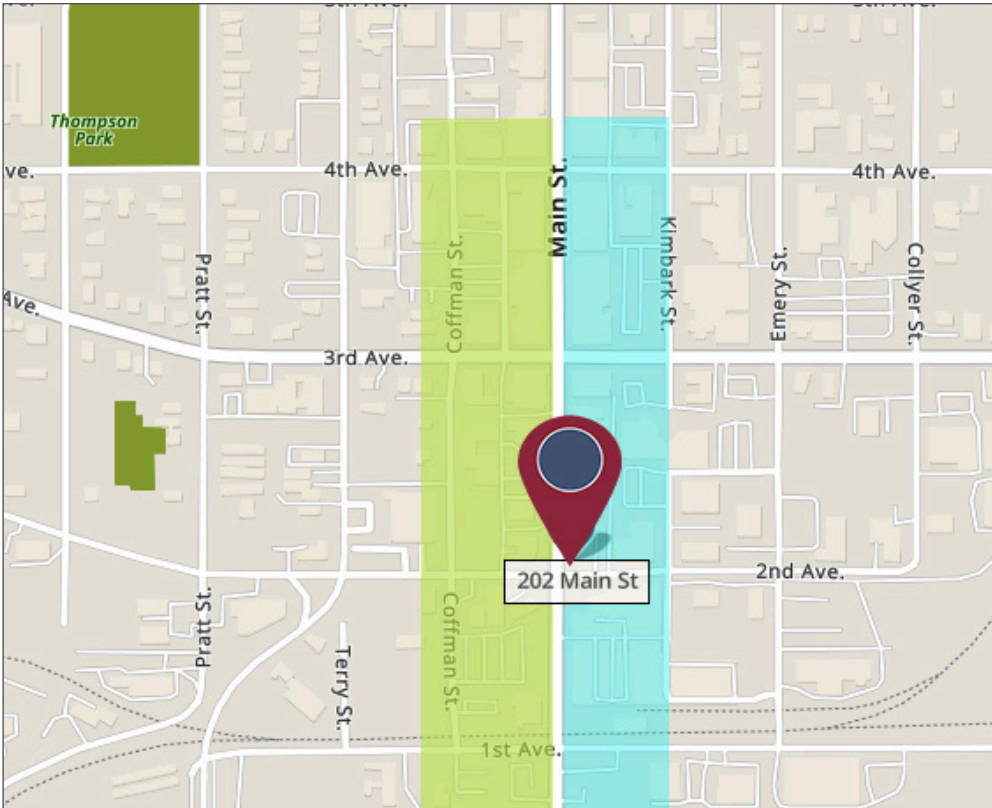
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PROPERTY LOCATION



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