

FOR LEASE

APPROXIMATELY 8,500 SF OF OFFICE SPACE

EXECUTIVE SUMMARY

380 MAIN STREET, 2ND FLOOR

LONGMONT, CO 80501



OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Triple Nets:	Approximately \$5.00 PSF
Available SF:	8,500 SF
Zoning:	MU-D Mixed-Use Downtown per the City of Longmont
Elevator:	YES

PROPERTY OVERVIEW

Take advantage of this amazing opportunity to lease 8,500 square feet of office space in the Heart of Downtown Longmont! This is a unique opportunity to lease the entire second floor, accessible by elevator, at the corner of 4th and Main Street. The 8,500 square foot space is built out completely as offices and has been occupied by Samples Supports for the past 5 years.

This location has a large City of Longmont parking lot close to the building, and on street parking along 4th Avenue and Main Street.

The building is in the Enterprise Zone and Downtown Development Authority. Longmont Downtown Development Authority has great resources available to businesses looking to locate into 380 Main Street. Their website is: downtownlongmont.com.



RE/MAX TRADITIONS COMMERCIAL DIVISION

Each office independently owned and operated

KEITH KANEMOTO, SIOR

Broker Associate

303.772.2222

keith@kanemoto.com

All information contained herein is deemed reliable but not guaranteed.

2204 18th Avenue
Longmont, CO 80501

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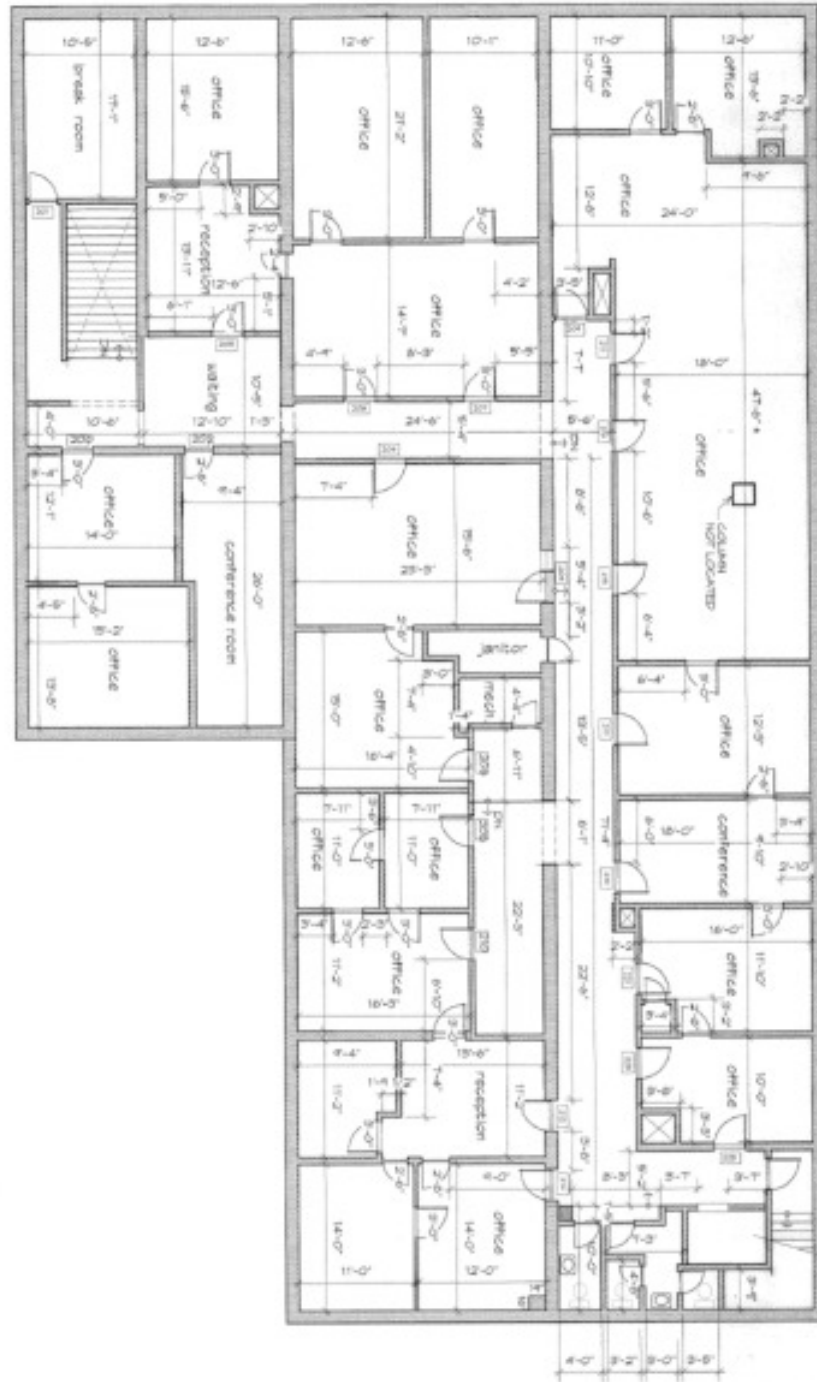
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FLOOR PLAN

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FLOOR PLAN IS APPROXIMATE AND FOR REFERENCE ONLY.



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