

# market

REAL ESTATE

## Retail/Restaurant & Office Space for Lease

471 MAIN STREET, LONGMONT, CO 80501

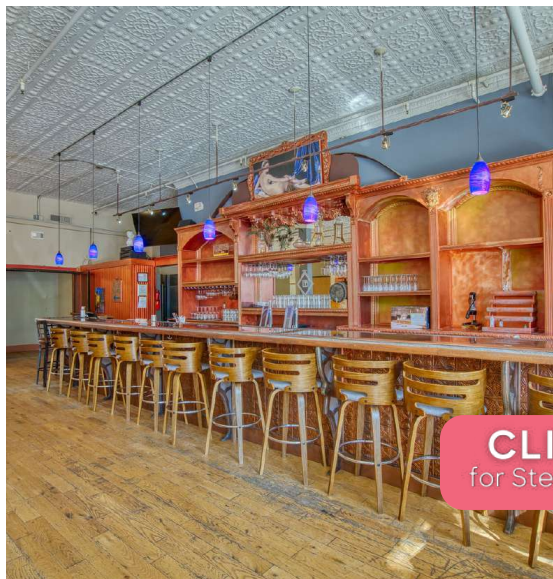
SUITE 100 | RETAIL | 6,000 SF | \$19 NNN

SUITE 200 | OFFICE | 7,472 SF | \$13 NNN

Available: Immediately

# LIFE IS BEAUTIFUL

And WORK is beautiful in this storied and stunning building on Longmont's main street. With two suites available for lease, you can have either, or both! The main floor, Suite 100, offers a gorgeous restaurant for lease in the style of a parisian brasserie - complete with a hand-built bar and 500 square feet of trottoir (patio) for that sidewalk cafe experience. The second floor, Suite 200, offers an exquisite, large office space with a massive skylight and an exceptional mix of private offices and open work areas. Both have charming ceramic ceilings and architectural flourish. Truly a must-see. Are you ready for la belle vie?



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for Ste. 200 virtual tour



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# SUITE 100

RETAIL | 6,000 SF | \$19 NNN



## SPACE HIGHLIGHTS

- Full-service restaurant with hand-built Parisian style service bar
- Existing Hotel & Restaurant liquor license
- Upgraded 12' hood
- Above ground grease trap with plans available for larger below ground gallon grease trap
- Large 1,166 SF event/ballroom space
- Secondary, fully equipped service bar
- Historic ceramic ceiling tiles and 15' ceilings
- Includes 500 SF of covered patio covered by liquor license
- Includes basement storage



# SUITE 200

OFFICE | 7,472 SF | \$13 NNN

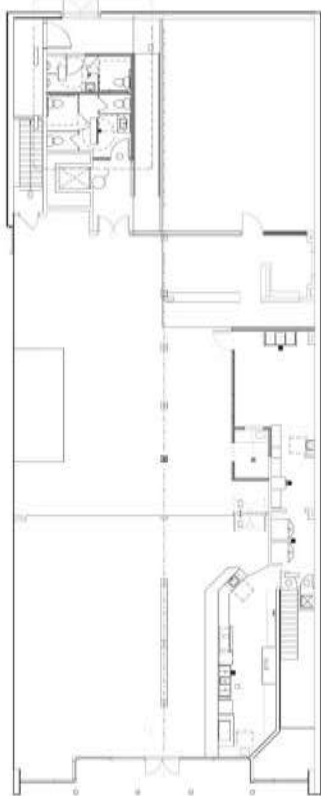


## SPACE HIGHLIGHTS

- A mix of private offices, open work areas, and studio space
- Separate exterior entrance
- Elevator access
- Full kitchen with range and fridge
- Multiple bathrooms and a shower
- 15' ceilings with original ceramic tiles
- Mezzanine/Loft with an additional 1,787 SF
- Abundant natural light from large skylights and windows
- Bonus attic storage



## SUITE 100



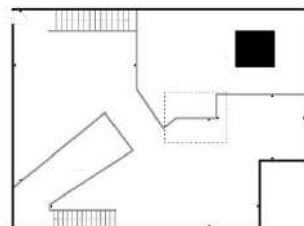
## SUITE 200

1st floor

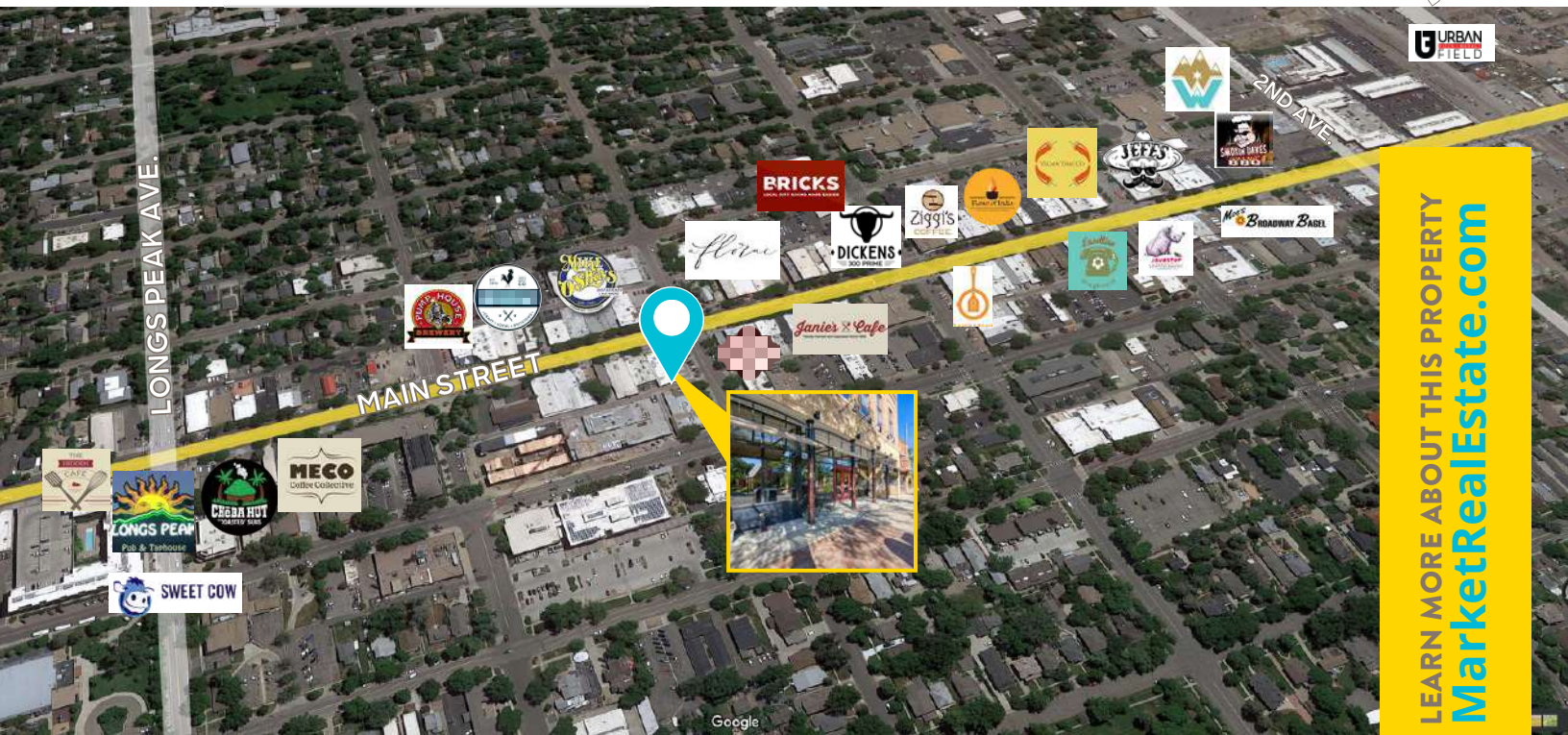


## SUITE 200

Loft



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