

## Retail/Studio/Office for Lease Downtown

**516 MAIN STREET | LONGMONT, CO 80501**  
**UNIT B**

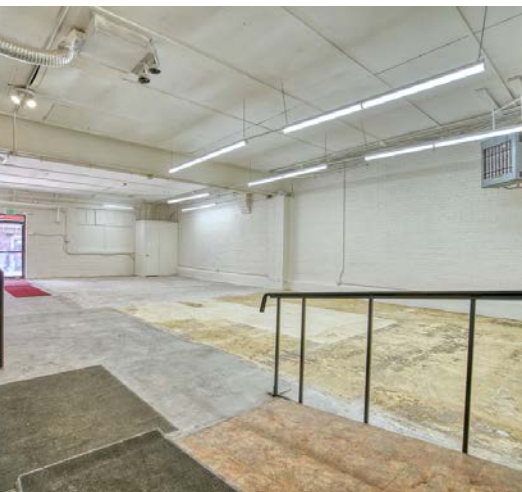
Unit Size: 1,938 SF  
Rate: \$17.00 NNN (\$4.92)

# CREATIVE COMMONS

Unleash your imagination in this vibrant retail/studio space! With a sprawling open layout perfect for all your creative endeavors, from art to yoga, and even the potential for a cozy cafe or a local brewery—this space is your blank canvas. Accessible via the coolest brick-paved alley in town, you'll be at the center of the action with heavy foot traffic passing by and popular neighbors like The Roost and Mike O'Shays. Plus, enjoy the perk of free city parking right behind the studio, making every visit a breeze. Space already includes a convenient kitchenette area (read: water and drain!) and an upgraded bathroom. Join the vibrant community of artists and entrepreneurs in this dynamic urban hub – your next project awaits!

### PROPERTY HIGHLIGHTS

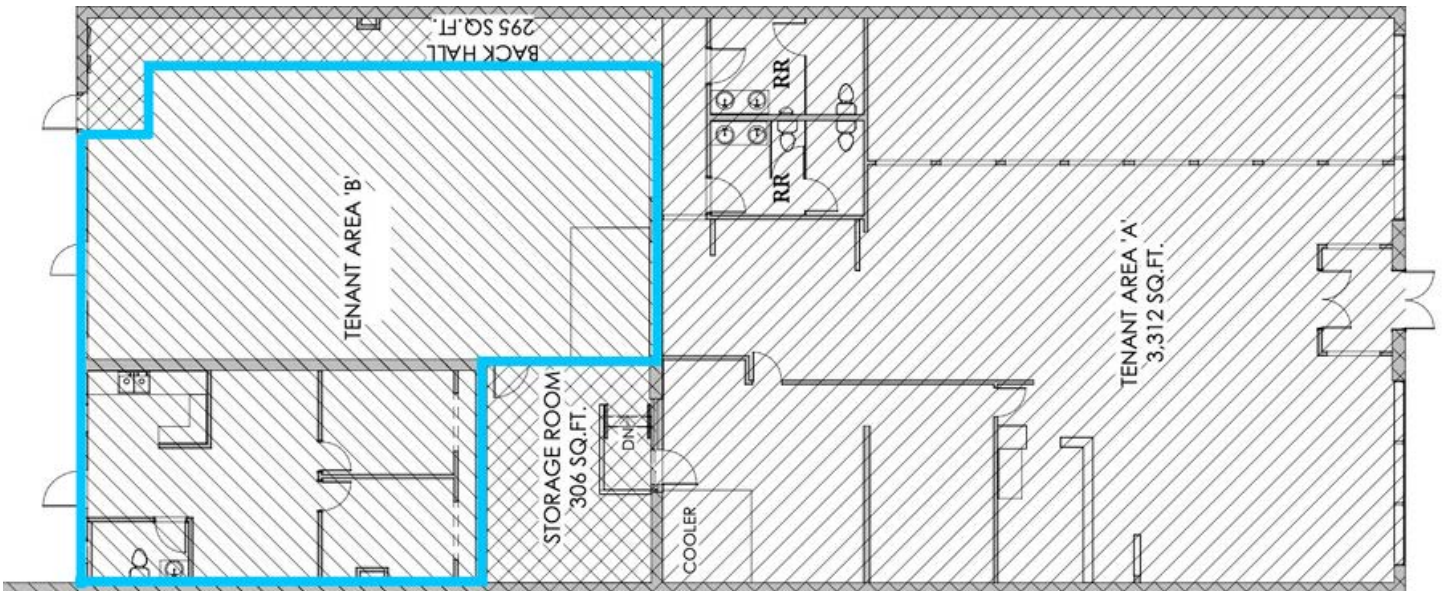
- Located on a vibrant block of Main Street in Longmont's historic downtown district
- Free city parking lot behind building
- Entrance from the pedestrian alleyway behind the building
- Large open concept perfect for studios or gyms uses
- Dedicated patio area



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## CURRENT FLOOR PLAN



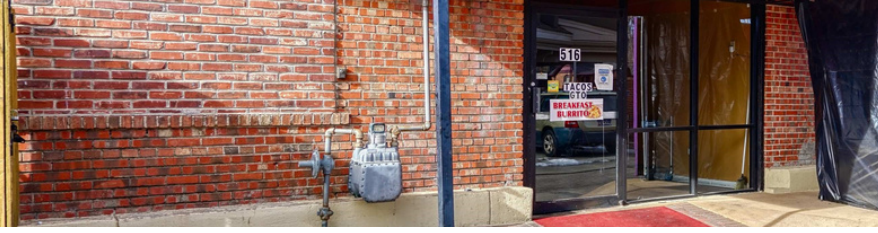
**ANNIE LARNER**

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## DOWNTOWN LONGMONT

Downtown Longmont is your destination for small town charm and modern urban grit. With innovative businesses, authentic people, tangible history, and Colorado's best craft culture, Downtown Longmont has something for everyone. The southern end of downtown is the city's main focus when it comes to development. An expected 1,000 new housing units are expected to be added within walking distance of 516 Main in the next five years.

## CURRENT DEVELOPMENT PROJECTS

- The Spoke on Coffman - A mixed-use neighborhood featuring 73 permanently-affordable rental homes, 60 parking spaces, and commercial space
- South Main Station Redevelopment: This project

- is located at the gateway of the south end of Downtown District (1st Ave. and Main St.) and brings new residential housing, retail, restaurants, and more. Demolition began in 2017, Phase 1 was completed in 2019 and Phase 2 is in process.
- First & Main Station - Area of redevelopment led by the city which includes preparation of multi-modal transit development. An expected 1,000 new housing units are expected to be added to this area in the next five years.
- Alleyscape and Breezeway Project (Complete) - Revitalization of the parking lots, alleyways, and breezeways that are essential to the growth and development of Downtown.

Source: [DowntownLongmont.com](http://DowntownLongmont.com)



**ANNIE LARNER**

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