



DEAN CALLAN & COMPANY INC

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DEAN CALLAN & COMPANY, INC.
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DOWNTOWN LONGMONT OFFICE BUILDING FOR LEASE

713 3RD AVENUE
LONGMONT, COLORADO 80501

Welcome to 713 3rd Avenue, your premier destination for downtown Longmont office space. This versatile building is ideally suited for professional office, therapy, chiropractic, or light medical use, with ADA accessibility ensuring inclusivity. Featuring five offices/treatment rooms, an open foyer and reception area, ample storage, two convenient hand washing stations, a fully equipped kitchen, and even a private backyard, this space is designed to meet your every need.

Call us for more information and to set up a tour.

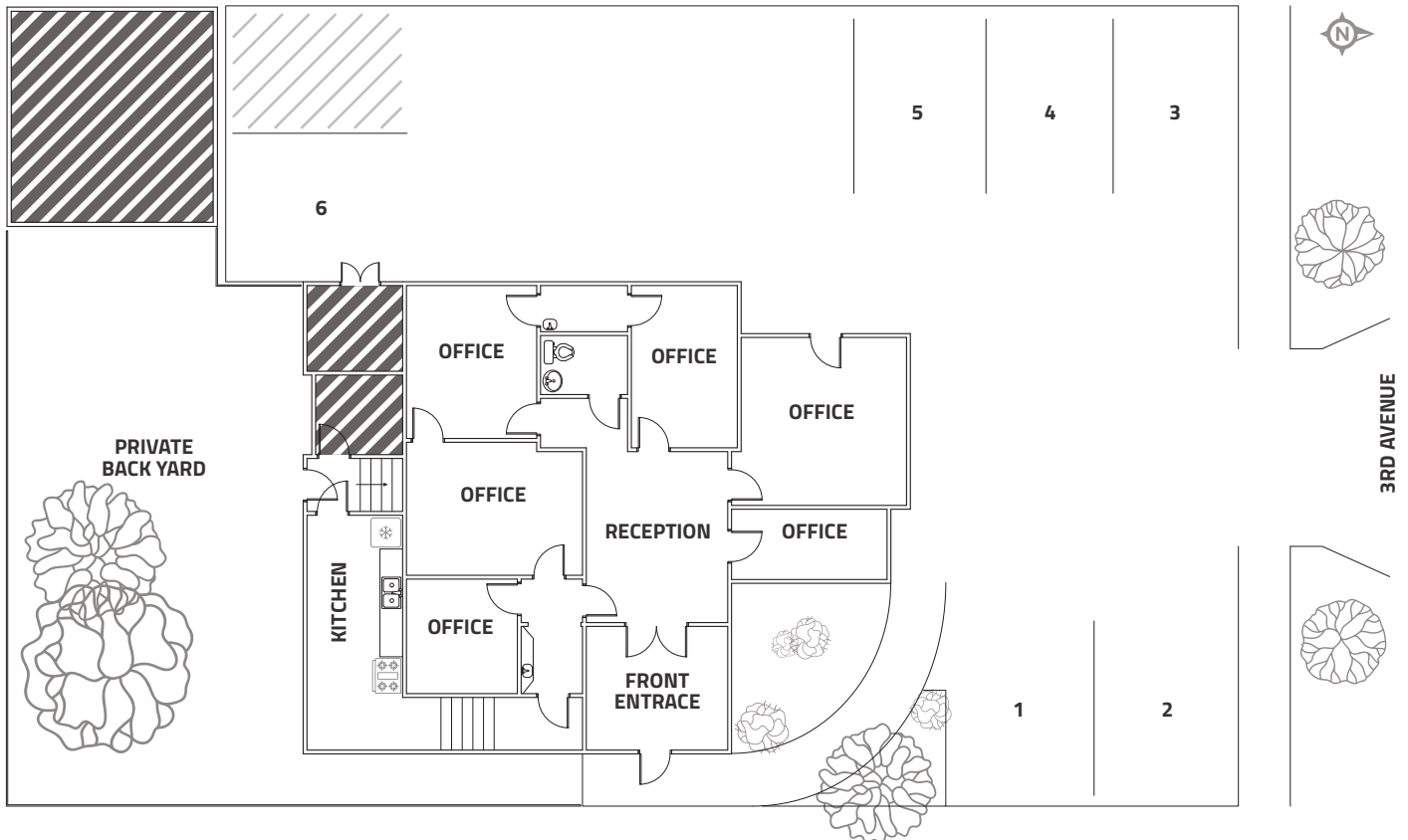
TERMS

Available Space:	1,556 SF
Lease Rate:	\$20.00 / SF / NNN
Expenses:	\$12.97 / SF + Utilities (Est. 2024)
Parking:	6 parking spaces, plus street parking

PROPERTY FEATURES

- Downtown Longmont office building for lease
- Perfect for professional office, therapy, chiropractic, or light medical use
- ADA accessible
- 5 offices/treatment rooms, open foyer and reception, storage, two hand washing stations, and kitchen
- One restroom
- Basement storage available
- Private, fenced backyard
- 6 parking spaces, plus street parking
- Excellent signage facing busy 3rd Avenue
- NextLight service

FLOOR PLAN



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