

[Watch the Video Tour Here](#)



PROPERTY HIGHLIGHTS

Southwest Longmont R & D building. Professional offices, dry lab with antistatic flooring, previously had a clean room that could be re-established, dock high loading, abundant power and mix of private and bullpen offices with large conference room.

Award winning energy efficient building. Heating and cooling provided by ground sourced heat pump and large solar array. All Utilities included in Base Rate.

- Energy efficient building - utilities included in base rate
- City of Longmont Next Light Internet service
- Existing office and conference buildout
- Dry lab and potential clean room
- Dock high loading and good parking

| | |
|----------------------|-------------------|
| Available SF: | 11,147 RSF |
| Available: | Immediately |
| Lease Rate: | \$12.50/RSF NNN |
| Expenses: | \$4.96/RSF (2019) |
| Lease Term: | 3-5 Years |
| Zoning: | Light Industrial |

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

CONTACT US

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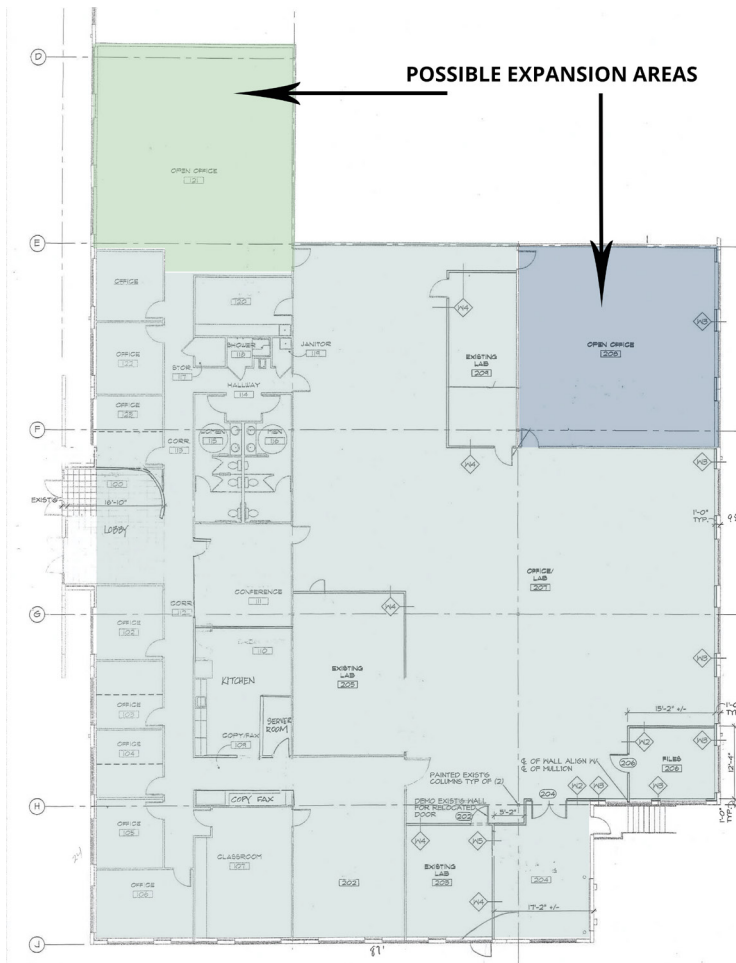
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PROFESSIONAL OFFICE/MANUFACTURING R&D FACILITY FOR LEASE

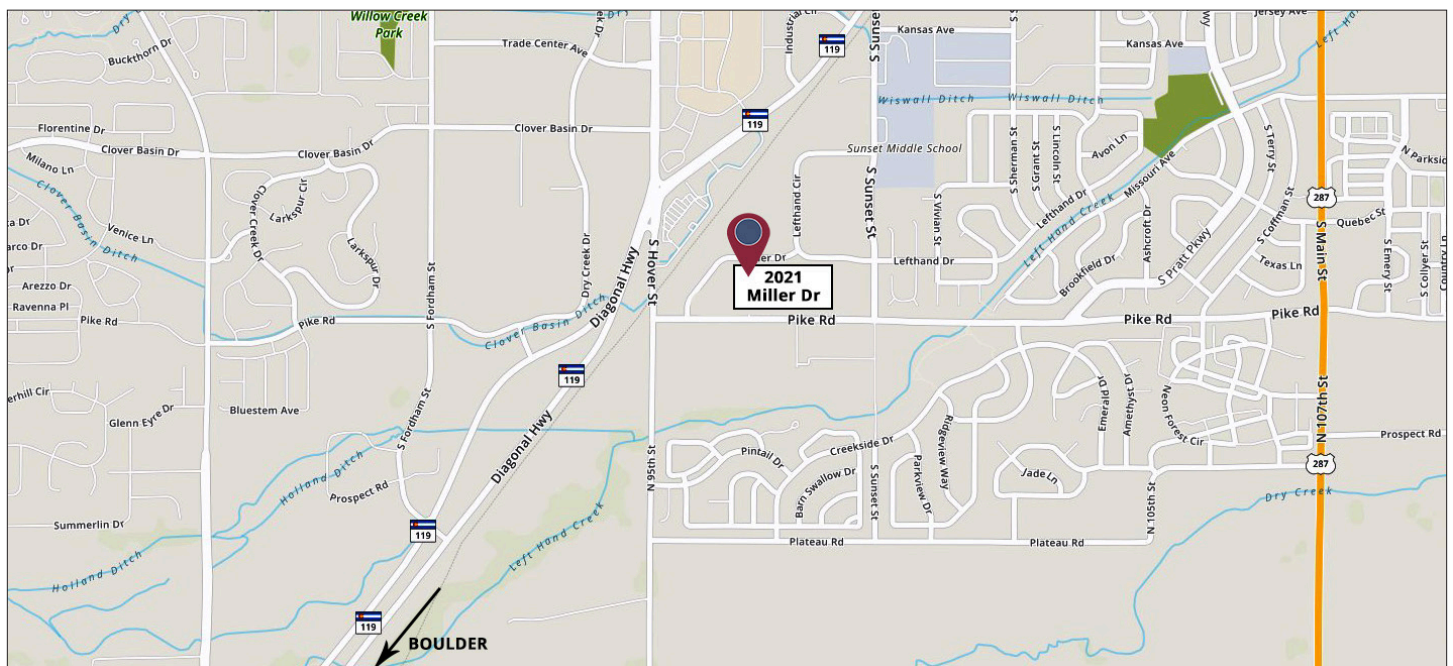
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2021 MILLER DRIVE, LONGMONT, CO 80503

PROPERTY FLOOR PLAN



PROPERTY LOCATION



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* For a complete disclaimer, please see page one of this brochure.