



OFFICE/RETAIL SPACE FOR LEASE GREAT CENTRAL LONGMONT LOCATION

701 DELAWARE AVENUE, SUITE C, LONGMONT, CO 80501



PROPERTY HIGHLIGHTS

Beautifully finished office or retail space available right off of busy Ken Pratt Blvd. Floor to ceiling windows facing the courtyard provides an abundant amount of natural light and views of passers-by. The open modern concept also allows for flexibility when configuring the space. This space is a must see! Please contact brokers to set up a showing today.

- Floor to ceiling windows
- Modern finishes
- On-site parking
- Near bus route
- Near restaurants
- Handicap Accessible

Suite C: 2,442 RSF
Available: Immediately
Lease Rate: \$16-18.00/RSF NNN
Expenses: \$9.09/RSF - includes utilities
Lease Term: 3-5 years
Zoning: MU-C

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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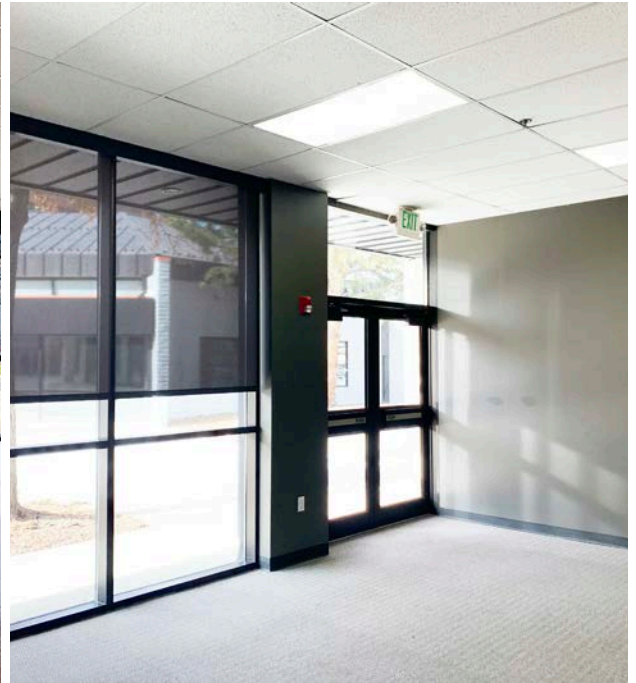
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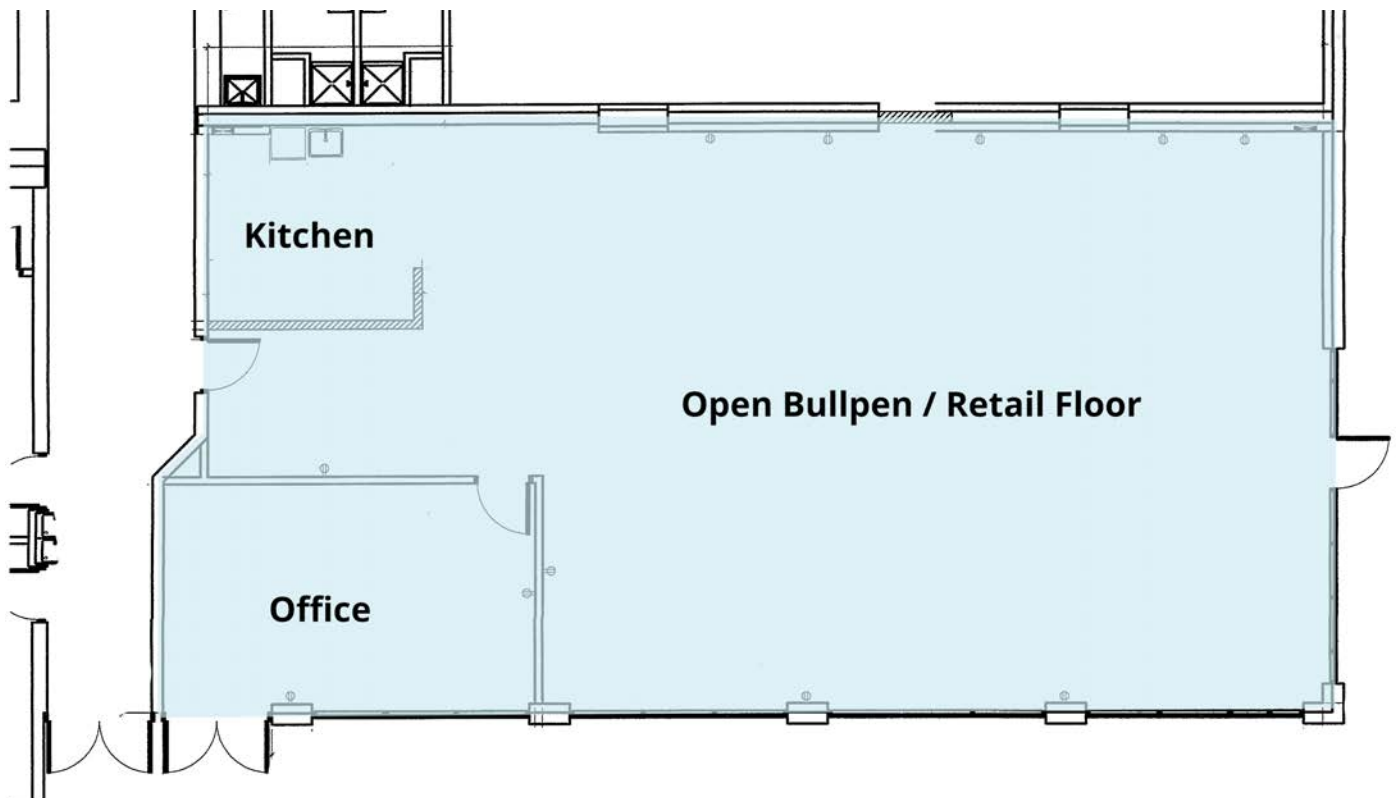
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PROPERTY PHOTOS



PROPERTY FLOOR PLAN



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

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PROPERTY LOCATION

Top Business Logos: FedEx Office, Safeway, Little Caesars, Modern Market, Starbucks Coffee, and a red 'A' logo.

Map Labels: Sherman Dr, St Vrain Creek, Colorado Ave, Delaware Ave, Ken Pratt Blvd, Grand Ave, S Lincoln St, Busch St, S Gay St, James St, S Pratt Pkwy, S Br, S Main St, Royal St, St Vrain Creek, Parklane Ave, Lane Ave, Delaware Ave, Dry Creek, 119, 287.

Bottom Business Logos: Valley Nissan, Guacamole's Mexican Restaurant (dba Elohim), Snarf's Sandwiches, and Rosarios Peruvian Restaurant.