



OFFICE / RETAIL SPACE FOR LEASE

512 4TH AVE., SUITE 102
LONGMONT, CO 80501

PROPERTY HIGHLIGHTS

Highly desirable Class A professional office space located in the heart of downtown Longmont. Located directly across from the City of Longmont Development Services Center. On-site parking and parking passes available in the city lot adjacent to the building. Perfect for an insurance, real estate, title, or any other pro-fessional office user. Located within walking distance of banks, coffee shops, restaurants, shopping, and numerous personal services.

- 100% HVAC
- First class finishes
- Walking distance to many amenities
- Local ownership
- Signage available

*Broker owned property

Suite 102	1,112 RSF
Available	Immediately
Lease Rate	\$18.75/RSF NNN
Expenses (Est)	\$9.59/RSF
Parking	3 parking spaces assigned and adjacent to the city lot

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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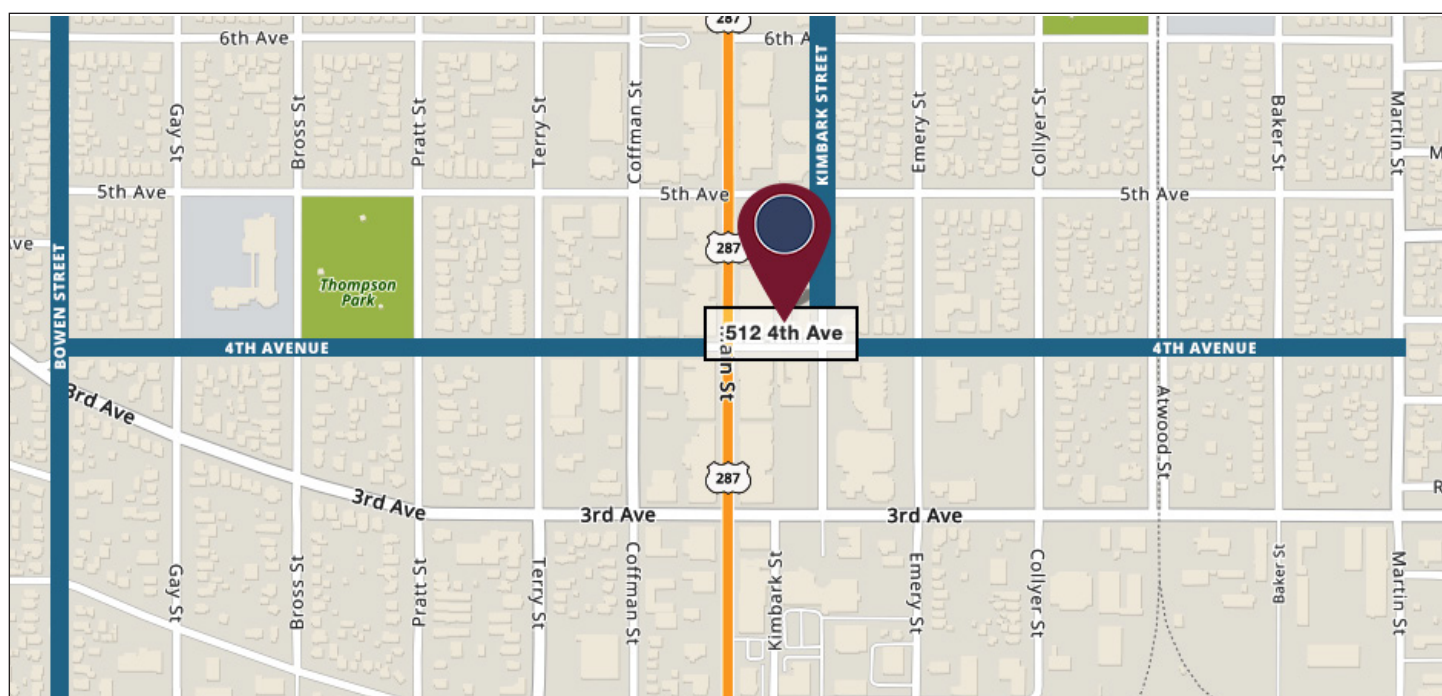
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Colorado
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PROPERTY FLOOR PLAN



PROPERTY LOCATION



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