



SUITE 304  
VIDEO TOUR



### PROPERTY HIGHLIGHTS

Enjoy spectacular views from Longmont's tallest "Class A" building. Excellent location at the Parkway Shopping Center. Walking distance to numerous restaurants and services. All utilities and HVAC maintenance included in expenses. Great views in professional Class A office space. Beautifully landscaped common areas.

Suite 103: Lease Rate: All-in Monthly Rent: Available:	1,103 RSF \$16.50/RSF NNN \$2,495 Immediately	Suite E: All-in Monthly Rent: Available:	339 RSF \$780 Immediately
Suite 201: All-in Monthly Rent: Available:	404 RSF \$850 Immediately	Suite 302: Lease Rate: All-in Monthly Rent: Available:	688 RSF \$15.00/RSF NNN \$1,470 Immediately
Suite 208: Lease Rate: All-in Monthly Rent: Available:	839 RSF \$15.00/RSF NNN \$1,793 Immediately	Suite 304: Lease Rate: All-in Monthly Rent: Available:	1,181 RSF \$14.00/RSF NNN \$2,425 Immediately
Suite A: All-in Monthly Rent: Available:	265 RSF \$450 Immediately	Expenses (Est): (includes janitorial, utilities & taxes)	\$10.65/RSF
Suite D: All-in Monthly Rent: Available:	339 RSF \$780 Immediately		

### CONTACT US

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# OFFICE SPACE FOR LEASE

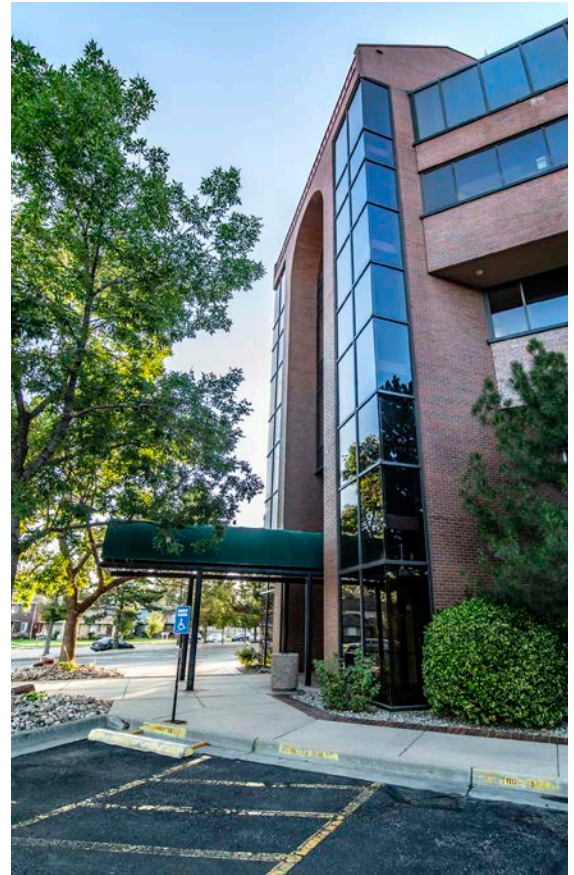
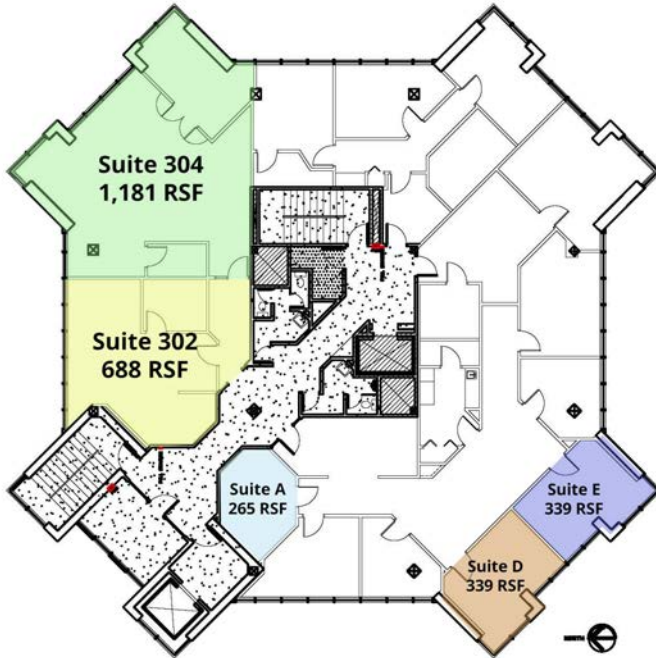
## THE ROSE BUILDING

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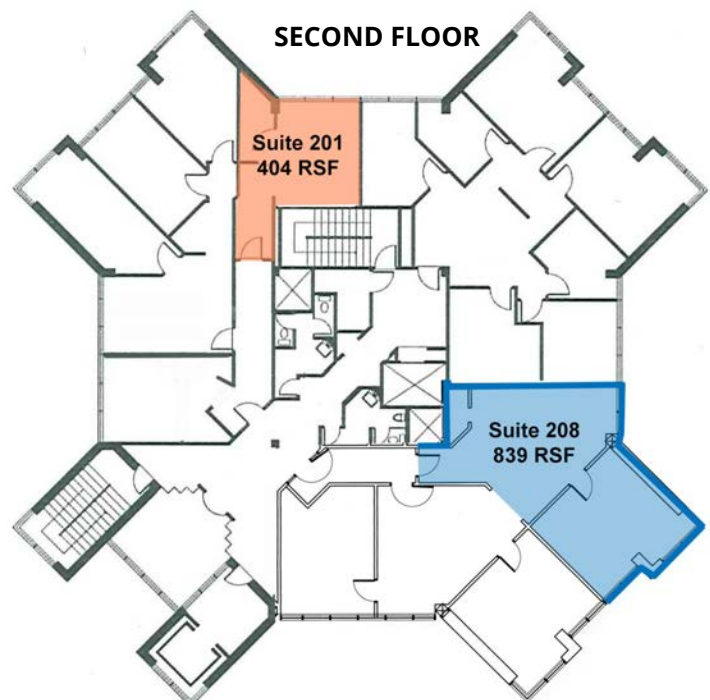
825 DELAWARE AVENUE, LONGMONT, CO 80501

### PROPERTY FLOOR PLANS

#### THIRD FLOOR



#### SECOND FLOOR



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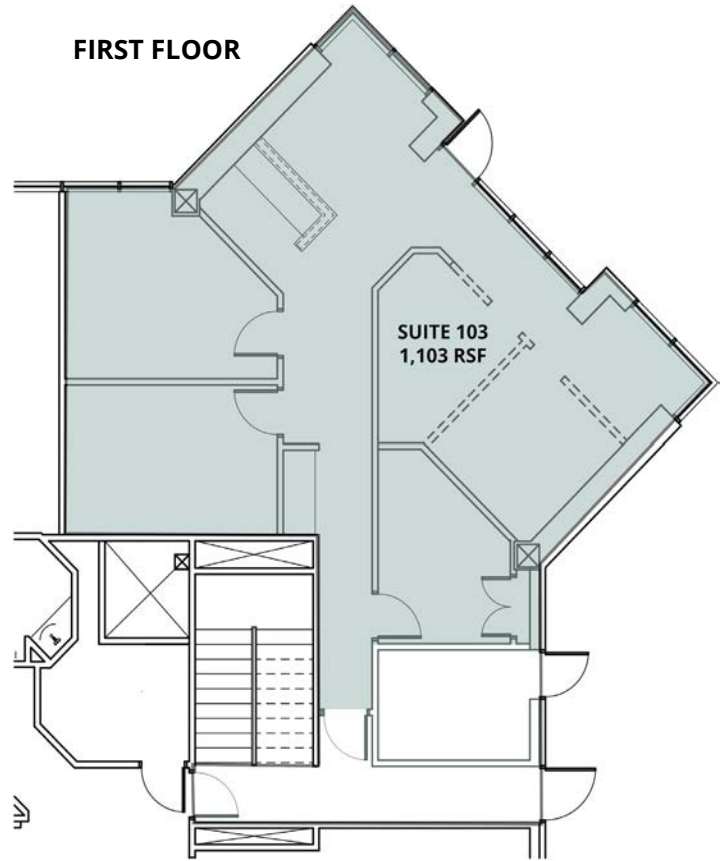
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# OFFICE SPACE FOR LEASE THE ROSE BUILDING

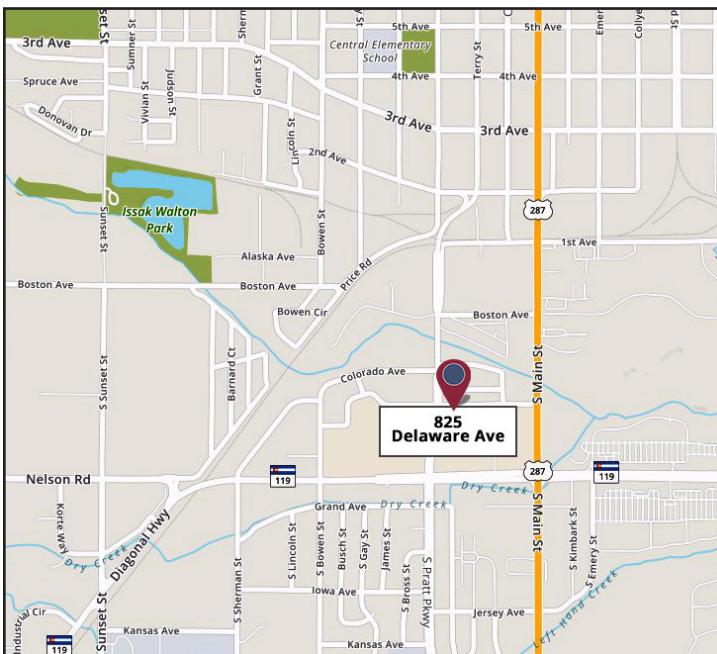
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## PROPERTY FLOOR PLANS



## PROPERTY LOCATION



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