



OFFICE SPACE FOR LEASE  
HIGHLY DESIREABLE LOCATION

940 KIMBARK STREET  
LONGMONT, CO 80027

## PROPERTY HIGHLIGHTS

**Beautiful building, one block off Main Street (Highway 287), directly across from a 3.5 acre park.** Lots of natural light provided by nearly floor to ceiling exterior glass walls, shaded by mature trees. Up to 1,200 SF of additional storage available on-site.

- Great location in downtown
- Lots of natural light
- On-site parking
- Near bus route
- Near restaurants
- Handicap accessible

<b>Unit 2: 563 RSF</b>	\$1,250/Month MG
<b>Unit 4: 863 RSF</b>	\$1,750/Month MG
<b>Available</b>	Immediately
<b>Parking</b>	5 Off-street and abundant on-street

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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— GROUP —

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PROPERTY **PHOTOS**

**UNIT 2**

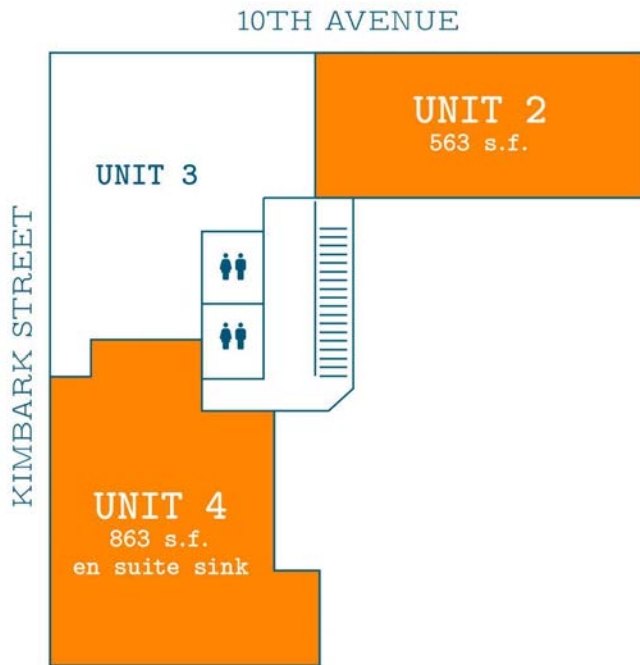


**UNIT 4**



OFFICE SPACE FOR LEASE IN HIGHLY DESIREABLE LOCATION **Colorado Group**  
 940 KIMBARK STREET, LONGMONT, CO 80501

PROPERTY **FLOOR PLAN**



PROPERTY **LOCATION**

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