



## RETAIL / OFFICE BUILDING FOR LEASE

148 E. ROGERS ROAD  
LONGMONT, CO 80504

### PROPERTY HIGHLIGHTS

**Great location for office or retail, commercial sinks in place.** Fantastic mountain views, ample parking, and easy access to Longmont and the I-25 Corridor. The building has many updates, including new plumbing, electrical, roof, gas lines, and HVAC. Many future redevelopment plans near this site.

- Free standing building
- Open floor plan
- 5/8" Water tap
- Ample parking

<b>Building Size</b>	950 RSF
<b>Available</b>	Immediately
<b>Lease Rate</b>	\$3,000/Month Gross
<b>Lease Term</b>	Negotiable
<b>Parking</b>	Ample
<b>Zoning</b>	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. Licensed in the State of Colorado.

### CONTACT US

**Jorge Espinoza**  
Principal/Broker Associate  
303.449.2131 ext 114  
[jorge@coloradogroup.com](mailto:jorge@coloradogroup.com)

**The Colorado Group, Inc**  
3434 47th St, Suite 220  
Boulder, CO 80301  
303.449.2131  
[www.coloradogroup.com](http://www.coloradogroup.com)

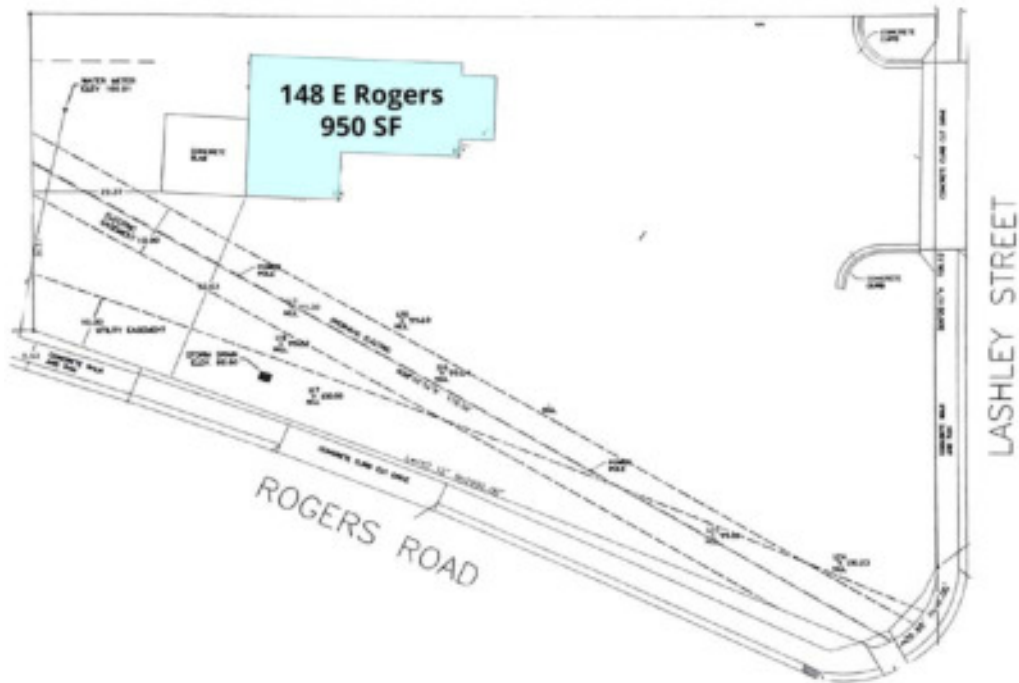
PROPERTY **PHOTOS**



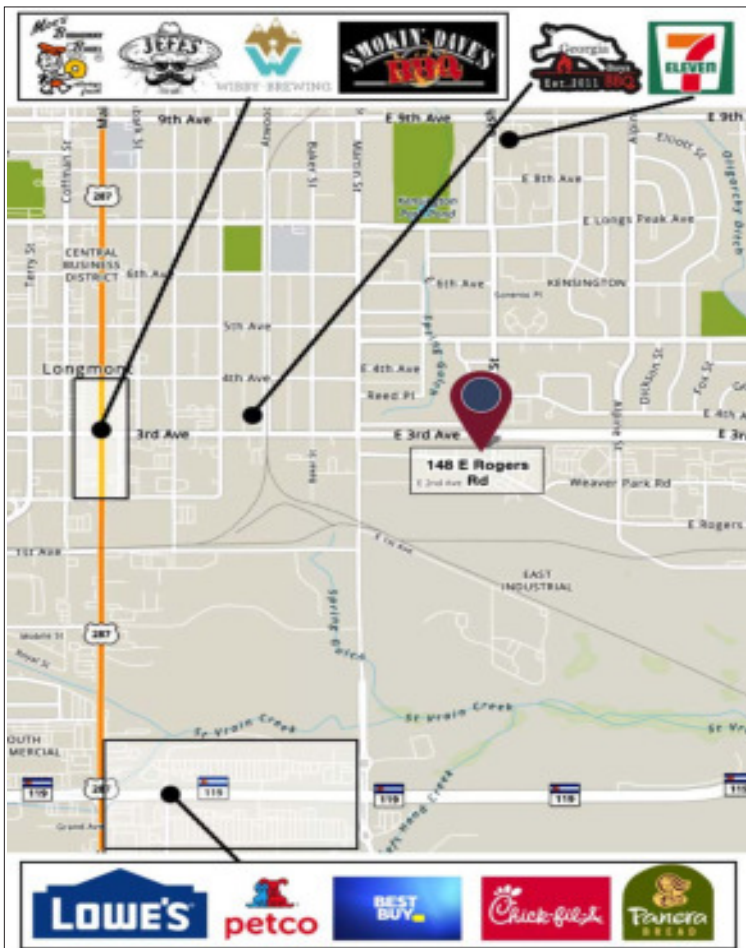
# RETAIL/OFFICE BUILDING ON CORNER LOT FOR LEASE 148 E. ROGERS ROAD, LONGMONT, CO 80504

Colorado  
Group

## PROPERTY SITE PLAN



## PROPERTY LOCATION



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

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