



CREATIVE OFFICE SPACE FOR SUBLEASE

755 DELAWARE AVENUE, 1B
LONGMONT, CO 80501

PROPERTY HIGHLIGHTS

Turn-key office space available for sublease. The space was recently renovated and includes high ceilings, excellent natural light, and modern finishes throughout. The layout consists of 5 private offices, open space, reception area, 2 kitchenettes/break areas, and a large employee lounge. The building also has a large common conference room and a smaller huddle room for the tenant's use, along with an outdoor courtyard. All furniture is available (including modern/sit desks), making this a wonderful plug & play opportunity. The building is located in the heart of Longmont near Main St. and Ken Pratt Blvd and is in walking distance to many amenities including coffee, restaurants and shopping. Easy access from any direction, located near public transit, and ample surface parking are just a few more perks that make this space a must-see. Sublease term runs through March 31, 2026.

- Furniture Available
- Modern finishes
- Tons of natural light
- Ample Parking

Suite 1B	5,079 RSF
Available	Through March 31, 2026
Sublease Rate	Negotiable
Expenses (Est)	\$8.78/RSF
Parking	On-site
Zoning	M-UC- Mixed-Use Corridor

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.

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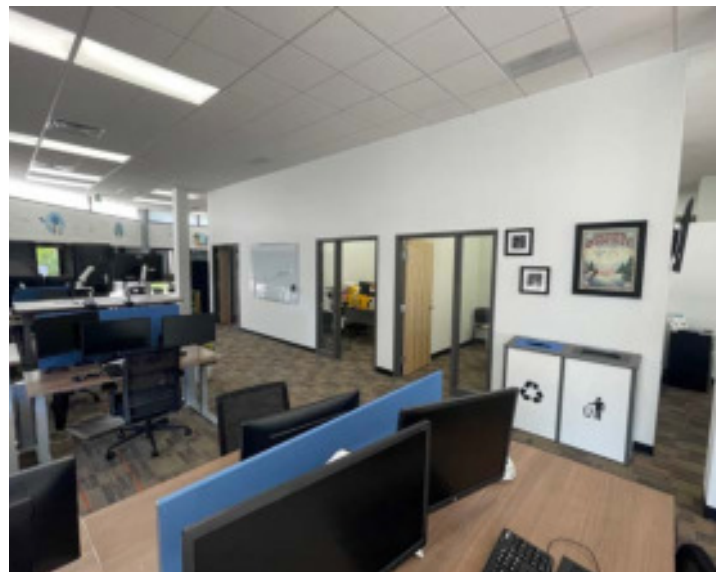
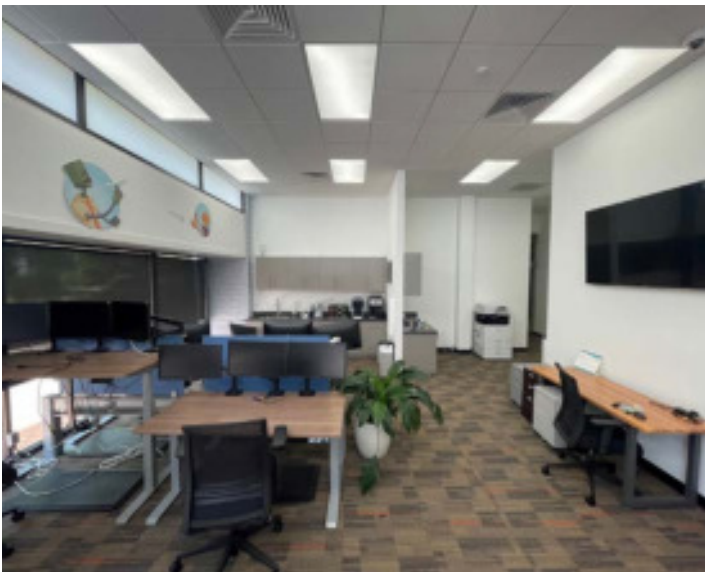
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PROPERTY PHOTOS



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PROPERTY FLOOR PLAN



PROPERTY LOCATION



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