

PROMO RATE **FREE BASE RENT**
with 5 year lease **FOR 6 MONTHS**



PROPERTY HIGHLIGHTS

255 Weaver Park Road offers flexible office and warehouse space in East Longmont, just off 3rd Avenue near the Highway 119 interchange. The property features separate office and warehouse suites.

The building includes Suite 102, a 5,698 RSF warehouse with 15' clear heights and two 12' drive-in doors, and Suite 103, a 783 RSF ground-floor office with two private offices and reception. On the second floor, Suite 201 (1,367 RSF) offers three private offices, reception, kitchenette, and file or conference room, while Suite 203 (960 RSF) has a reception, three private offices, and a kitchenette.

Shared building amenities include men's and women's restrooms on each floor, an elevator, and two executive conference rooms on the second level available to all tenants. The property also offers ample on-site parking.

With convenient access to Downtown Longmont, Boulder, and I-25 via Highway 119, and close proximity to nearby restaurants and services, 255 Weaver Park Road is well suited for office or warehouse users seeking functionality, accessibility, and flexibility.

Suite 102 WAREHOUSE	5,698 RSF
Suite 103 OFFICE	783 RSF
Suite 201 OFFICE	1,367 RSF
Suite 203 OFFICE	960 RSF
Lease Rate	\$14 – \$16/RSF NNN *ASK ABOUT PROMO RATE
Expenses (Est)	\$9.75/RSF
Lease Term	3 – 5 years
Available	OFFICE 103: NOW WAREHOUSE 102: NOW OFFICE 201: NOW OFFICE 203: NOW
Zoning	MU-E

**Colorado
Group**

FOR MORE INFORMATION

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EXCEPTIONAL OFFICES & WAREHOUSE SPACE FOR LEASE

255 Weaver Park Road, Longmont, CO 80501

PROPERTY **PHOTOS**

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

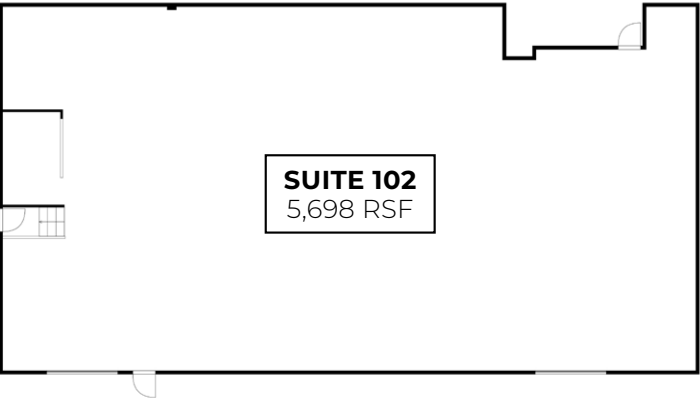
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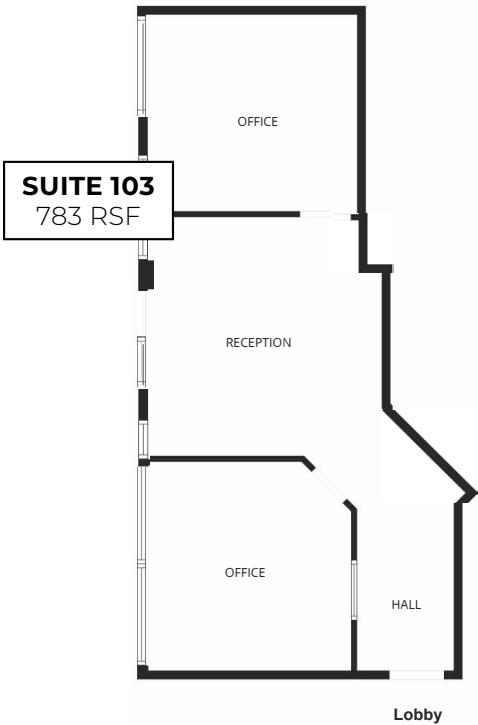
255 Weaver Park Road, Longmont, CO 80501



SUITE 102 - WAREHOUSE



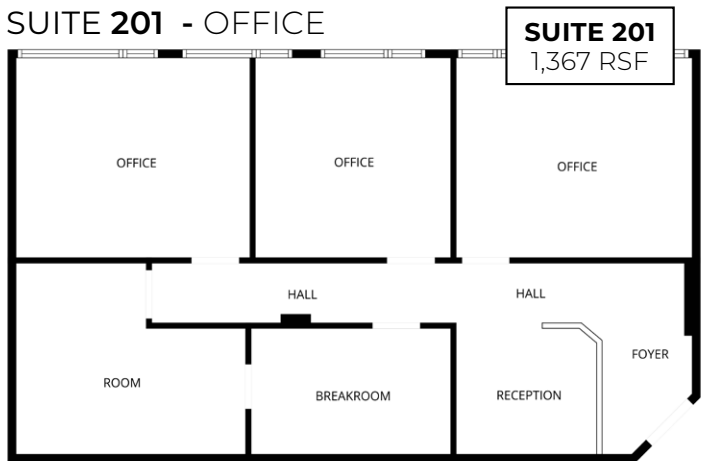
SUITE 103 - OFFICE



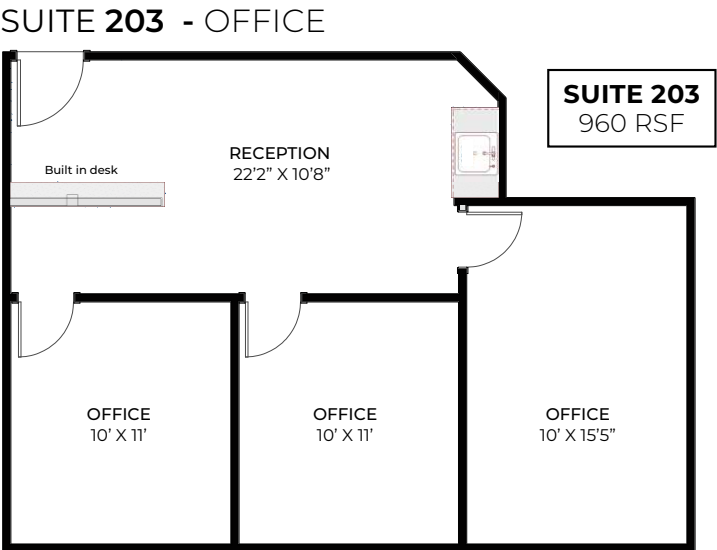
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255 Weaver Park Road, Longmont, CO 80501

SUITE 201 - OFFICE



SUITE 203 - OFFICE



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PROPERTY LOCATION

