

704 MAIN STREET
LONGMONT, CO 80501



Space Available:	Lease Rate:	NNN Rate:	Sale Price:
2,000 SF - 6,100 SF	\$27.00/SF NNN	TBD	\$1,900,000*
			<i>*for sale as-is</i>

PROMINENT BUILDING FOR LEASE OR SALE - LOCATED IN ALONG MAIN STREET IN LONGMONT

- Retail building for lease or sale in the heart of Longmont - conceptual demising plans found below
- Located on high traffic corner of Main Street and Longs Peak Avenue - 29,649 VPD (2022)
- Ample parking in reserved lot
- Building & monument signage
- T.I. allowance negotiable



CONCEPTUAL DEMISING PLAN: SUITES #101 AND #102

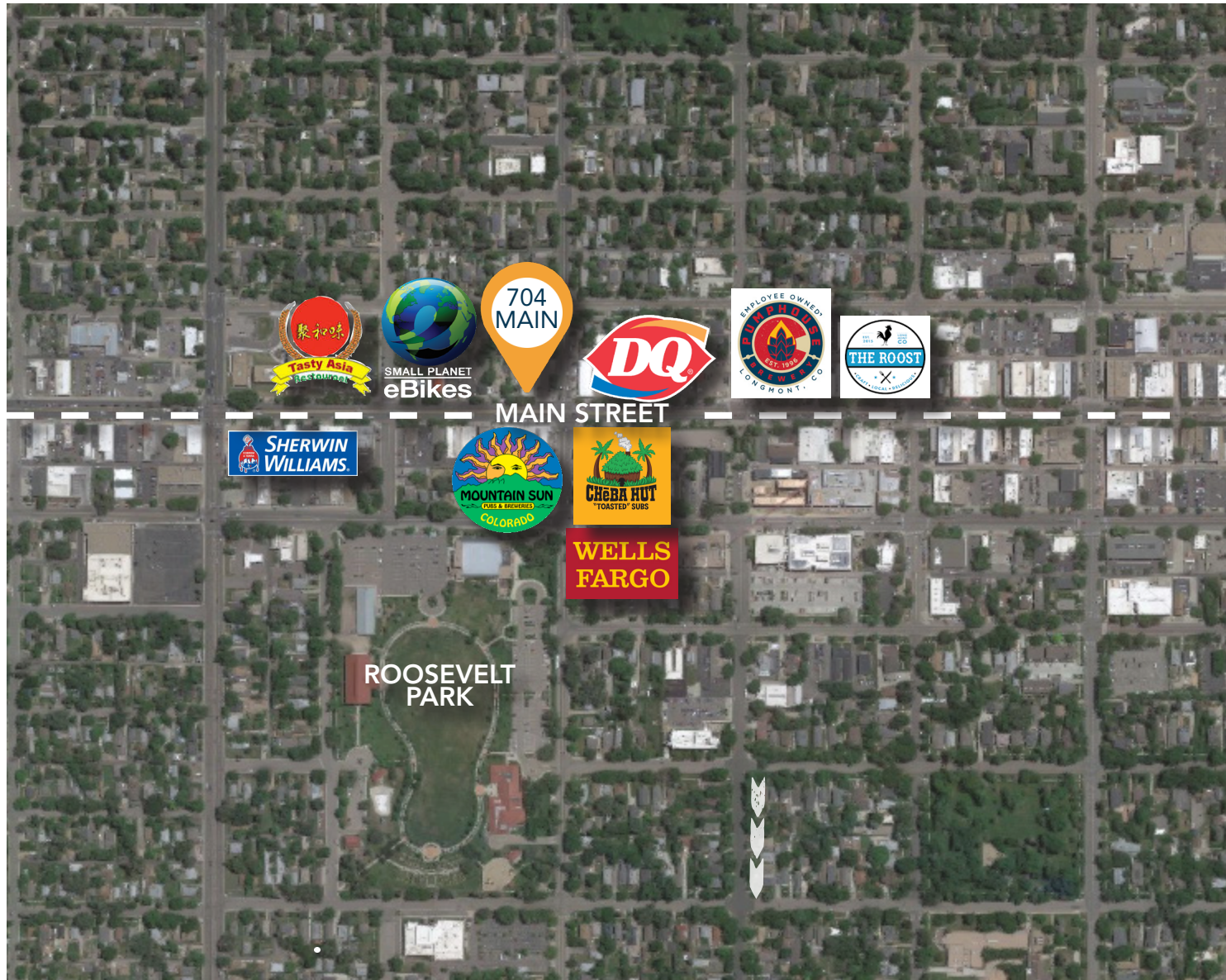


Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

SITE PLAN



AREA MAP



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