

DEAN CALLAN & COMPANY INC

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DEAN CALLAN & COMPANY, INC.
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OFFICE/FLEX SPACE FOR LEASE

628 & 638 SOUTH SUNSET STREET LONGMONT, COLORADO 80501

Office/Flex space located in a well-established property with great visibility at the busy intersection of South Sunset and Ken Pratt Boulevard in south Longmont.

These spaces offer well-lit reception/showrooms with versatile office/flex space that could be reconfigured to fit a variety of users' needs. The rear portion of the spaces are warehouse/production/assembly areas that contains restrooms in each unit, cement floors, and 7' wide double-doors for loading in the back of each unit.

Call us for more information and to set up a tour.

CB PROPERTIES Owned & Operated

TERMS

Suite 628:	3,200 SF | $13.00 / SF / NNN
Suite 638:	3,200 SF | $9.50 / SF / NNN
Expenses:	$7.35 / SF + Utilities (Est. 2026)

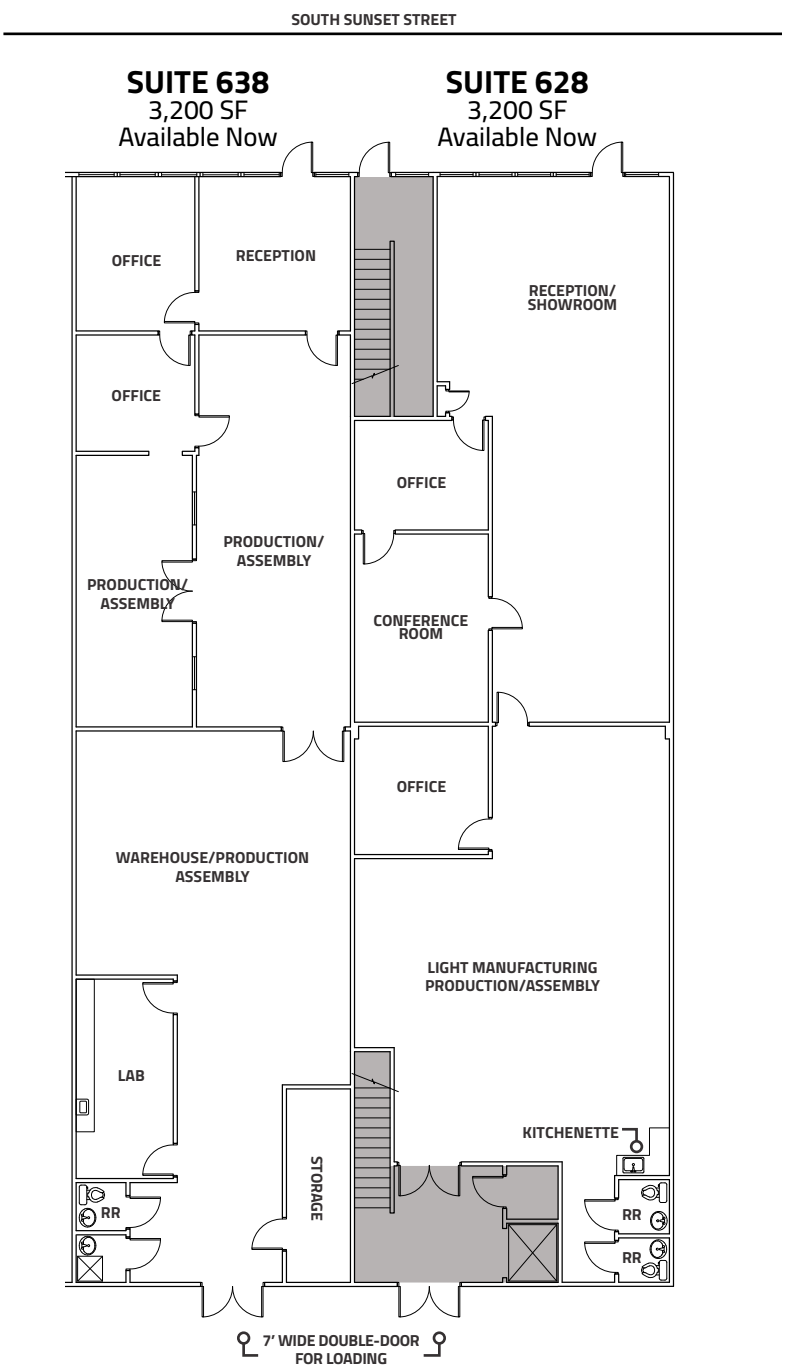
PROPERTY FEATURES

- **Unit 628:**
  - 2 offices, conference room, open office in front
  - Production/light manufacturing in back
  - Kitchenette
  - Double-door loading in back
- **Unit 638:**
  - Lobby, 2 offices
  - 3 production areas
  - Light lab, and storage
  - Double-door loading in back
- **Situated in an Amenity-Rich Community:** Our location is within proximity to the Village at the Peaks, seven hotels, five breweries, and an array of restaurants, banks, and retail establishments.
- **Strategic Position in the North Metro Enterprise Zone:** Our property falls within the North Metro Enterprise Zone, potentially making it eligible for Business Income Tax Credits or EZ Incentives through the Longmont Economic Development Partnership.





FLOOR PLAN



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.

follow us



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