



HUNTER BARTO
Senior Vice President
303.945.2016
hbarto@deancallan.com

DRYDEN DUNSMORE
Senior Associate
303.945.2019
dryden@deancallan.com

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

OFFICE/FLEX BUILDING FOR LEASE

1233 SHERMAN DRIVE
LONGMONT, COLORADO 80501

Office/flex building for lease, designed to seamlessly blend productivity and functionality. Boasting 75% dedicated office space, complemented by a dynamic production area featuring convenient loading doors. As an added advantage, envision the potential of a large fenced secure yard, offering unparalleled versatility for your business operations. Explore the ideal synergy of workspace and practicality – your business's next chapter starts here.

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



Owned & Operated

TERMS

Available Space:

3,952 SF

Lease Rate:

\$13.00 / SF / NNN

Expenses:

\$8.72 / SF + Utilities and Suite Janitorial (Est. 2026)

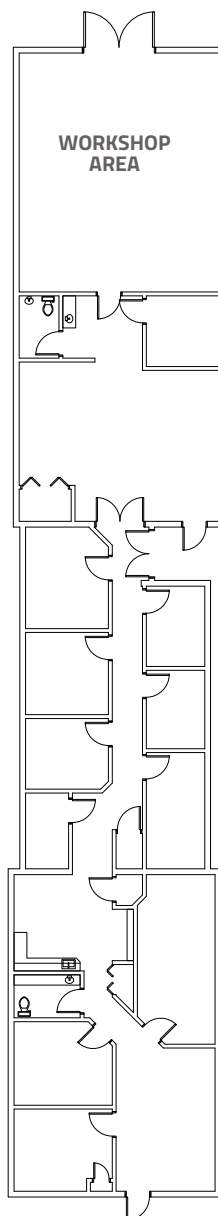
PROPERTY FEATURES

- Versatile Office/Flex Space
- Potential for Secure Yard
- Strategic Location: Enjoy the benefits of a well-situated location, providing accessibility and exposure for your business operations.



POTENTIAL YARD SPACE AVAILABLE

FLOOR PLAN



FRONT ENTRANCE



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.



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