NELSON COMMONS

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BRAND-NEW OFFICE AND RETAIL SUITES FOR LEASE

1430 NELSON ROAD
LONGMONT, COLORADO 80501

1430 Nelson Road is undergoing a full renovation and will offer all-new, modern office suites and a newly available first-floor retail opportunity in a highly visible Southwest Longmont location at Ken Pratt Blvd. & Nelson Road. Surrounded by many of Longmont's most popular restaurants, services, and daily conveniences, the property provides an excellent setting for both office and retail users.

Office tenants will enjoy a refreshed, contemporary workspace with premium shared amenities, including:

- Professionally maintained common areas with regular janitorial service
- High-speed **NextLight fiber internet** availability
- Showers and lockers for active lifestyles
- Two newly updated conference rooms
- Modern breakroom designed for comfort and collaboration

Whether you're seeking office space or a retail presence in a growing trade area, 1430 Nelson Road offers a completely reimagined environment with new finishes, new energy, and outstanding visibility in one of Longmont's most desirable locations.

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

DEAN CALLAN & COMPANY INC

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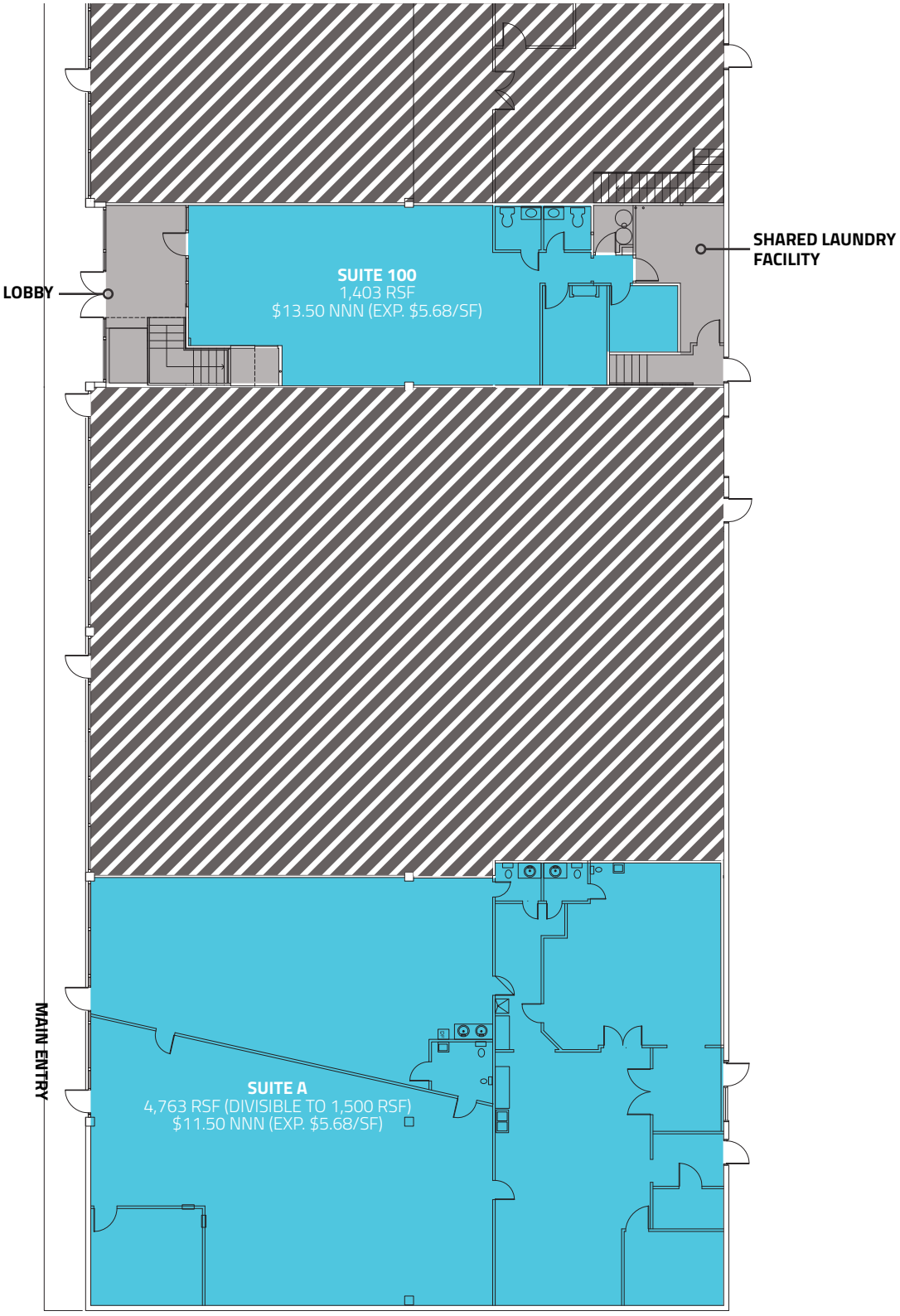
CB PROPERTIES Owned & Operated

AVAILABLE

SUITE	SIZE (USABLE SF)	LEASE RATE	UTILITIES + WIFI
1430-A (1st-Floor, Retail)	4,763 (Divisible to Approx. 1,500 SF)	$11.50 NNN	$5.68 / SF (Op. Ex.) 2026
100 (1st-Floor, Retail)	1,403	$13.50 NNN	$5.68 / SF (Op. Ex.) 2026
201	155	$450/MO Gross	$35/MO
202	831	$1,800/MO Gross	$115/MO
203	221	$550/MO Gross	$35/MO
205	156	$450/MO Gross	$35/MO
207	138	$400/MO Gross	$35/MO
208	405	$800/MO Gross	$45/MO
209	123	$350/MO Gross	$35/MO
210	413	$800/MO Gross	$45/MO
211	164	$400/MO Gross	$35/MO
212	413	$850/MO Gross	$45/MO
213	157	$400/MO Gross	$35/MO
214	415	$850/MO Gross	$45/MO
216 B	147	$350/MO Gross	$35/MO
216 D	208	$400/MO Gross	$35/MO
217	157	$400/MO Gross	$35/MO
218	404	$800/MO Gross	$45/MO
219	168	$400/MO Gross	$35/MO
221	126	$350/MO Gross	$35/MO
223	141	$400/MO Gross	$35/MO
225	157	$450/MO Gross	$35/MO
226	808	$1,800/MO Gross	$115/MO
227	226	$550/MO Gross	$35/MO
229	159	$450/MO Gross	$35/MO
260 C	130	$450/MO Gross	$35/MO
260 E	104	$350/MO Gross	$35/MO
260 I	190	$575/MO Gross	$35/MO
262	577	$1,300/MO Gross	$85/MO
265	165	$450/MO Gross	$35/MO

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.

1ST FLOOR RETAIL



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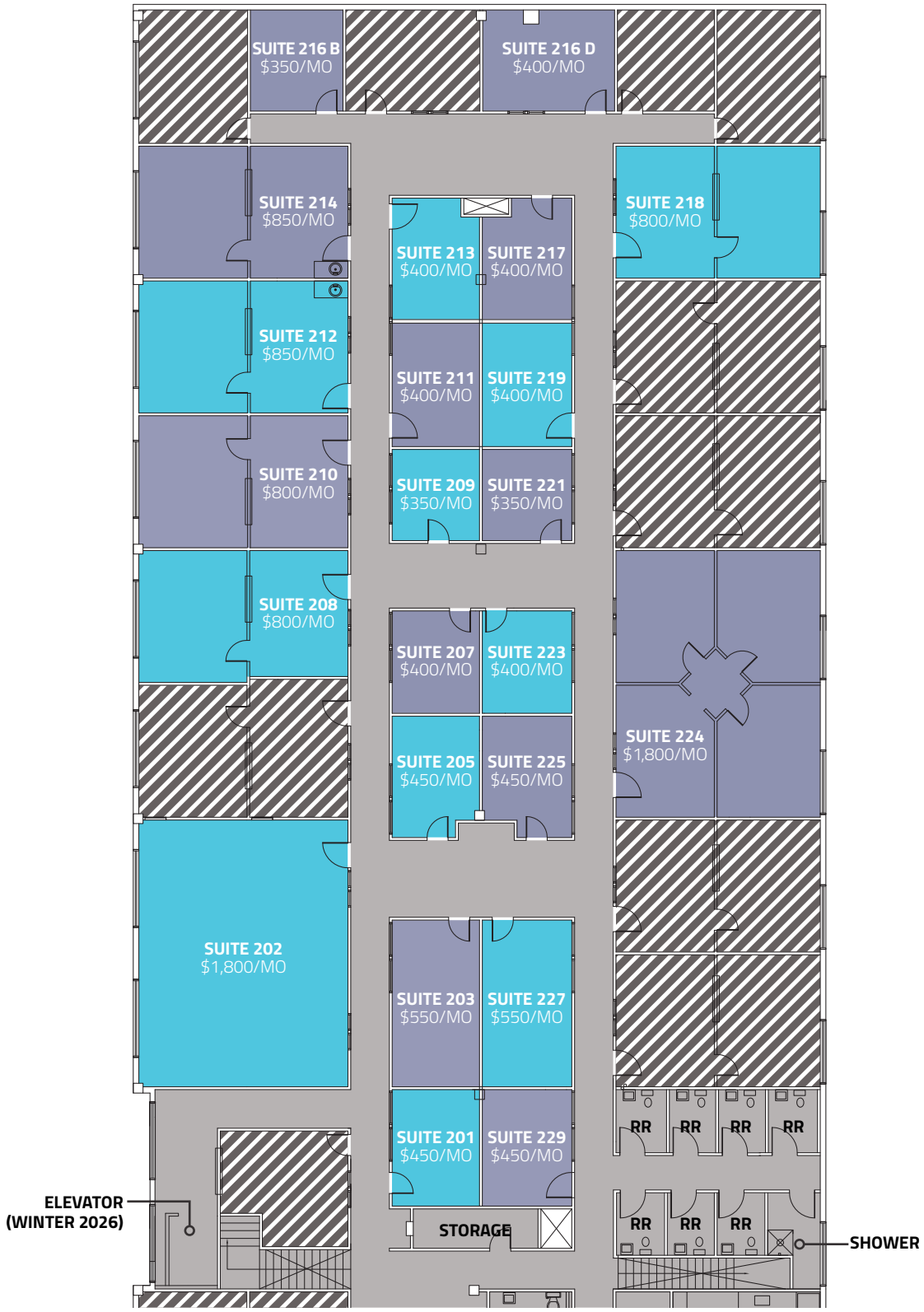
2ND LEVEL - WEST SIDE

(ESTIMATE DECEMBER 2026)



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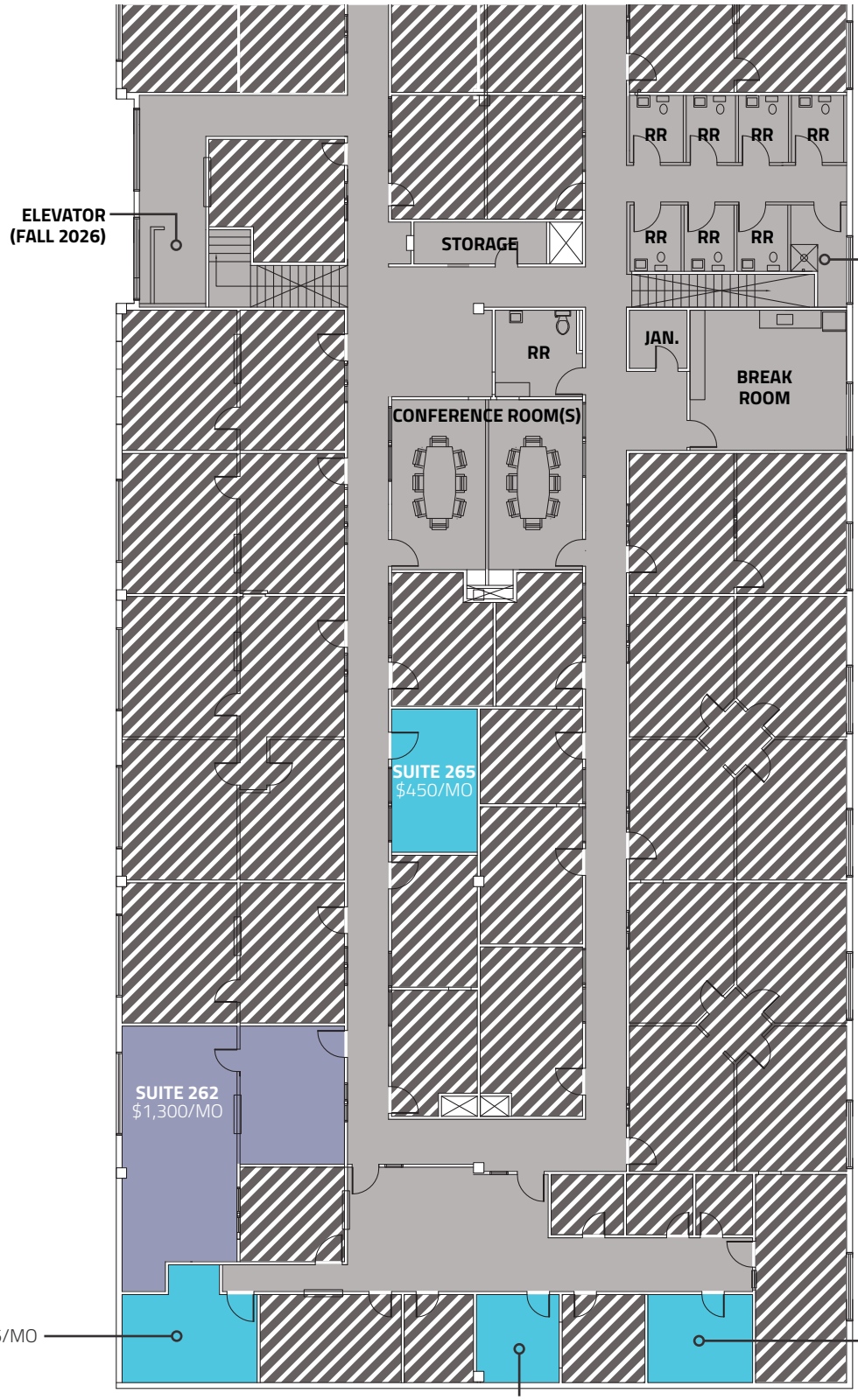
2ND LEVEL - EAST SIDE

(AVAILABLE NOW)



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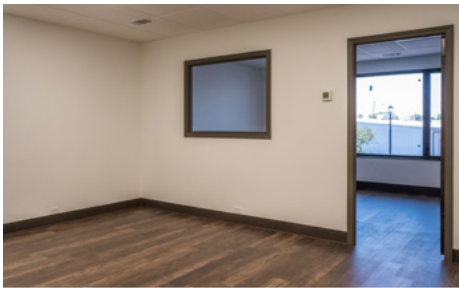



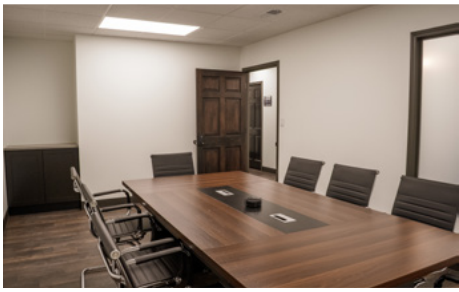

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