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RETAIL/SHOWROOM SPACE FOR LEASE

1420 NELSON ROAD
LONGMONT, COLORADO 80501

Discover an exceptional leasing opportunity at 1420 Nelson Road in Longmont, Colorado — versatile 17,343 square foot retail, showroom space. This prime property is ideally suited for businesses seeking a blend of expansive open areas, modern amenities, and a vibrant community setting. The building and premises have undergone a facelift, with upgrades to the center and signage enhancing its appeal. Ready to accommodate your vision in a thriving area surrounded by shopping, dining, and hospitality options.

Additionally, Nelson Commons at 1430 Nelson Road—located within the center—is undergoing a full renovation and offers all-new, modern office suites in a prime Southwest Longmont location at Ken Pratt Blvd. & Nelson Road.

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

DEAN CALLAN & COMPANY INC

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CB PROPERTIES Owned & Operated

TERMS

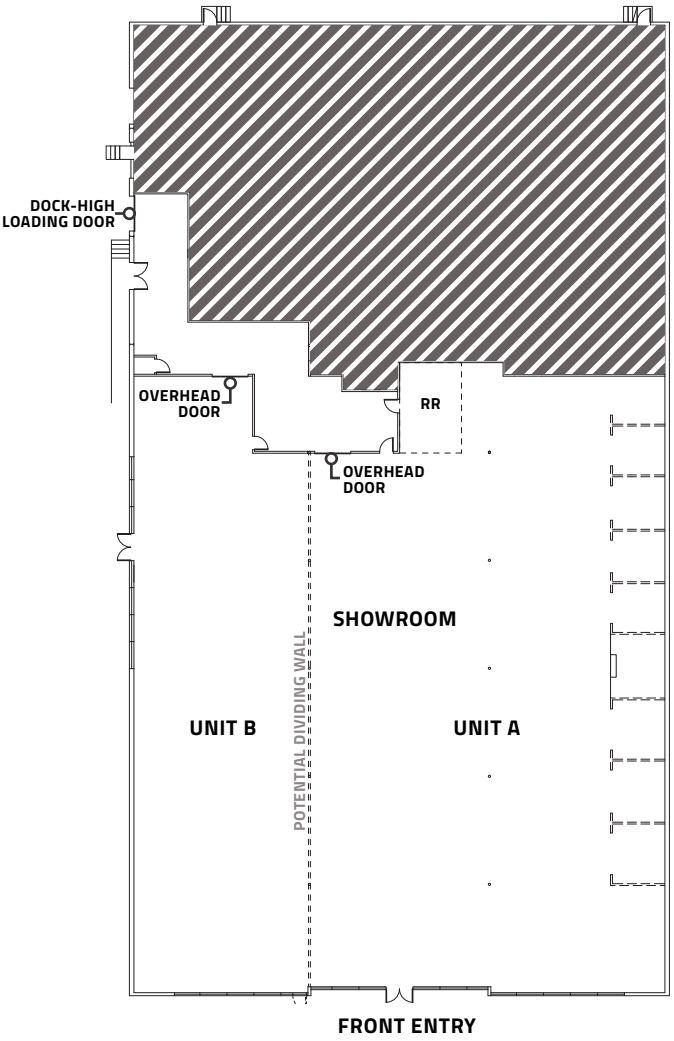
Available Space:	17,343 RSF (Divisible to 5,843 RSF)
Lease Rate:	$11.50 / SF / NNN
Expenses:	$5.68 / SF + Utilities (Est. 2026)
Availability:	NOW

PROPERTY FEATURES

- **Spacious Layout:** Features a large open showroom, providing ample space for displays, operations, or customization.
- **Two restrooms**
- **Loading Capabilities:** Includes one existing 8'x8' dock-high loading door
- **Signage and Visibility:** Building signage available, complemented by fantastic frontage visible from Ken Pratt Boulevard (36,250+ ADT).
- **Parking:** 35 surface parking spaces to accommodate employees and visitors.
- **Community Amenities:** Situated near the Village at the Peaks shopping center, seven hotels, five breweries, and a variety of restaurants, banks, and retail establishments for added convenience and appeal.



FLOOR PLAN



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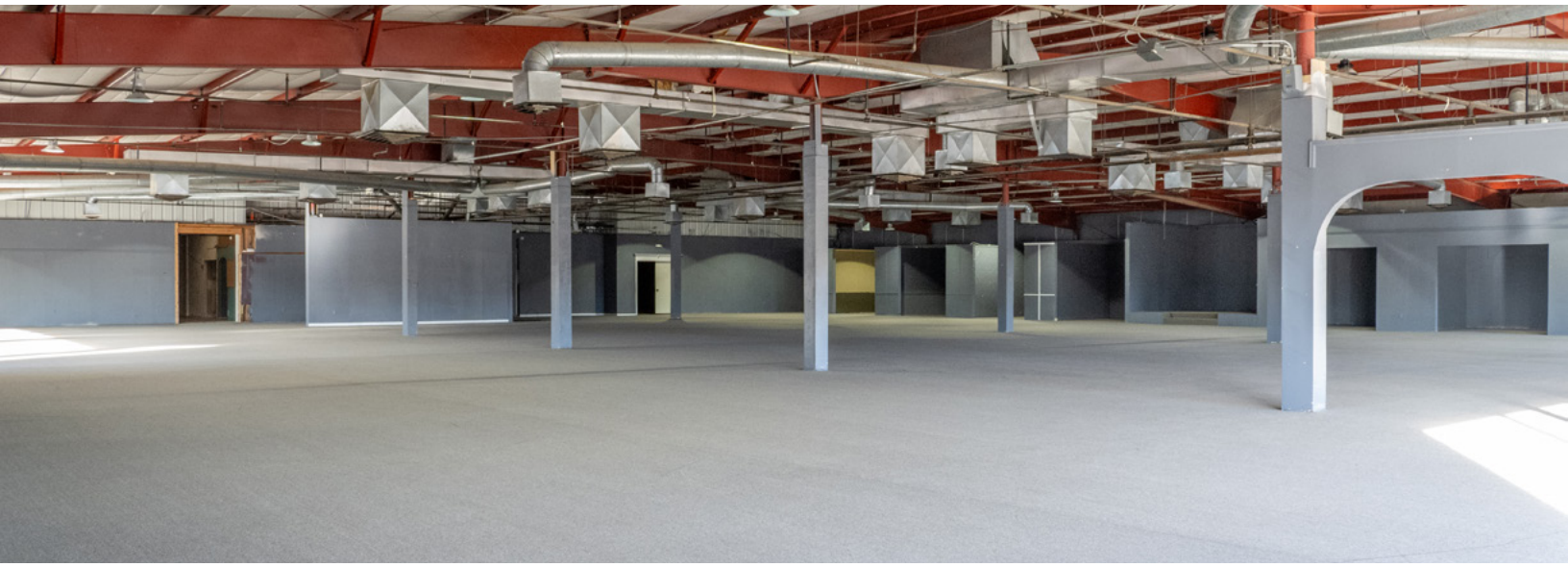



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