

1110 BOSTON AVE

LONGMONT, CO 80501

OFFERED AT

\$1,900,000

BUILDING SIZE

11,680 SF

ZONING

MU-E

Mixed-Use Employment

OVER THE RIVER

Longmont is experiencing a significant wave of public and private investment, strengthening its position as one of the Front Range's most dynamic communities. Major capital improvements are underway in transportation, utilities, public spaces, and the St. Vrain River corridor, including continued investment in the Resilient St. Vrain project. The emerging "River District", right where 1110 Boston is located, is a major focus of Longmont's redevelopment efforts. New zoning, urban renewal tools and infrastructure investment are intended to encourage higher-density housing, employment, retail and mixed-use development while transforming historically underutilized properties.

PROPERTY HIGHLIGHTS

- MU-E zoning allows many uses: professional services, medical, industrial, lab, and more
- Secure, private, and very quiet
- 8' overhead door
- Power to building: 800 Amps, 3-phase, 208V
- Some secured yard storage available

LONGMONT FLEX BUILDING FOR SALE OR LEASE

ANNIE LARNER

303 444 1344

Annie@MarketRealEstate.com

ADAM MESINGER

303 444 4994

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INVESTMENT HIGHLIGHTS

- 75% leased building in a growing market
- Located in the heart of the River District area of the redevelopment (see page 7)
- Opportunity to acquire an income-producing asset and participate in future river area redevelopments.
- Well-maintained single-owner masonry building
- 800 amps of service / 3-phase / 208 Volts
- Secured yard storage and plenty of parking
- Zoned for many uses in Longmont's Mixed Use Employment zone

RENT ROLL

Unit	Use	Square Footage	Base Rent (Monthly)	Annual Base Rate	Lease End	Renewals
Second Floor	General Office	5,840	\$6,813.33	\$81,760.00	11/30/2027	3 year option
Suite 100B (First Floor)	Adult Day Care (Intellectual & Dev. Disabilities)	2,920	\$2,190.00	\$26,280.00	11/30/2029	3 year option
TOTAL:		8,760 (Leased)		\$108,040.00		

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TENANT OVERVIEW

Second Floor Iron Spear Protection, LLC

Iron Spear Protection provides professional security personnel training in an industry that continues to grow in both relevance and importance. As businesses, organizations, and communities place greater emphasis on safety, preparedness, and well-trained security professionals, demand for quality training continues to rise. Iron Spear has experienced significant growth and is well positioned to continue expanding alongside the evolving needs of the security industry.



First Floor (Suite 100B) Semki, LLC

Semki provides daytime care and support services for adults with intellectual and developmental disabilities, meeting an important and ongoing need in the community. As demand grows for high-quality programs that promote independence, meaningful engagement, and connection, providers like Semki play an increasingly vital role for individuals and their families.

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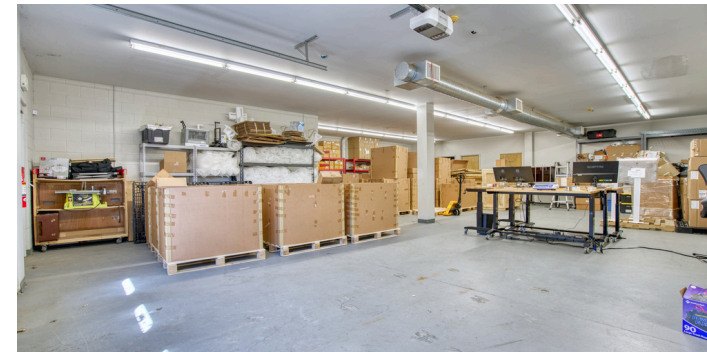
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FIRST FLOOR



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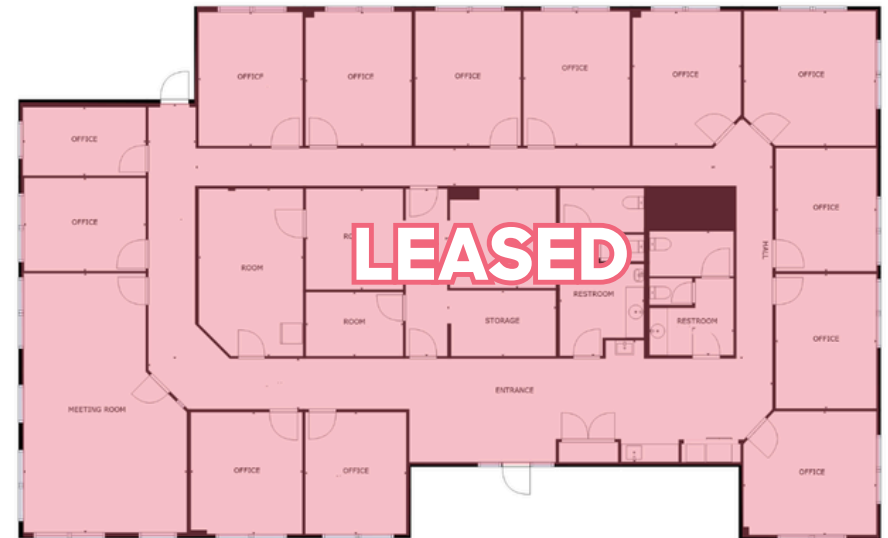
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CLICK HERE
for Floor 1 virtual tour



CLICK HERE
for Floor 2 virtual tour

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**SITED IN A MAJOR
TRANSIT EXPANSION**

--- Bus Rapid Transit Route
to/from Boulder
--- Front Range
Passenger Rail

**DOWNTOWN
LONGMONT**

Main St

1st Ave

**RIVER
DISTRICT**

Boston Ave

Hover/N 95th St

S Sunset St

Nelson Rd

1st & Main Transit Station
(2029)

Front Range
Community College
(Urban Innovation Campus)

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ECONOMIC DEVELOPMENT

The Longmont market is attracting substantial investment from advanced manufacturing and aerospace companies. In 2026, longtime Longmont employer SENS opened a new 105,000-square-foot manufacturing and office facility following significant workforce growth. Aerospace company Ursa Major also opened a new Longmont manufacturing facility with capacity for more than 125 employees.

Together, these investments reflect growing confidence in Longmont and a coordinated effort to expand its employment base, improve infrastructure and create new opportunities for commercial and residential development.

RIVER DISTRICT

RIVER DISTRICT

Longmont's River District is a targeted redevelopment area envisioned as a vibrant mix of housing, commercial space and hospitality along the city's river corridor. The district's redevelopment framework combines floodplain mitigation, infrastructure planning and potential public financing tools to help unlock underutilized land and attract private investment. For properties within the district, this creates a compelling long-term opportunity: new residents and businesses could expand the customer base, strengthen demand for commercial space and enhance the surrounding environment.

DOWNTOWN
LONGMONT

Main St

1st Ave

Boston Ave

Sunset St

Nelson Rd

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REAL ESTATE



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