



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/R&D SPACE FOR LEASE

**1351 SOUTH SUNSET STREET
LONGMONT, COLORADO 80501**

Discover a versatile 30,974 SF Office/Flex/R&D opportunity at 1351 South Sunset Street, Unit B in Longmont, Colorado. The space features a highly functional layout with a mix of private rooms, collaborative spaces, and industrial capabilities, making it ideal for a wide range of users. With excellent connectivity, on-site amenities, and close proximity to retail, dining, lodging, and recreation, the property provides an exceptional environment for businesses seeking both efficiency and employee convenience.

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



Owned & Operated

TERMS

Unit B (OFFICE / FLEX / R&D):

30,974 SF

Lease Rate:

\$13.75 / SF / NNN

Expenses:

\$10.65 / SF + Utilities (Est. 2026)

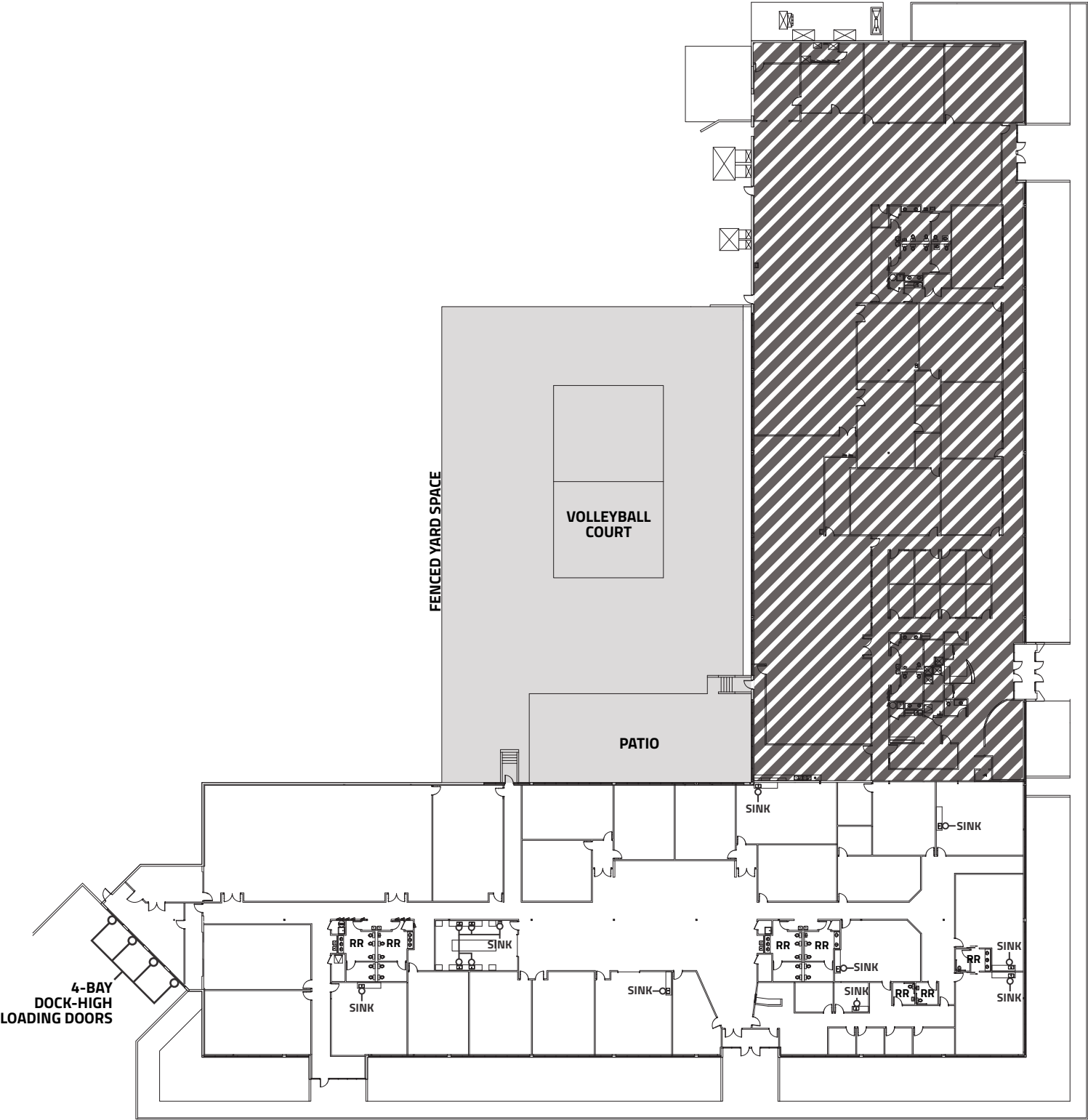
PROPERTY FEATURES

- ±30,974 SF Office / Flex / R&D Space
- Adaptable layout suitable for a variety of office, educational, research, and light industrial users
- Existing build-out formerly occupied by APEX Homeschool Program
- Multiple rooms equipped with sinks
- 4-bay dock-high loading area
- Fenced outdoor yard
- On-site volleyball court
- Electric vehicle charging station
- NextLight and CenturyLink fiber connectivity available
- Excellent access to nearby retail, restaurants, hotels, and services
- Located within blocks of Village at the Peaks
Surrounded by numerous restaurants, banks, breweries, and hospitality amenities



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.

UNIT B - 30,974 SF



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