



Central South Longmont Flex/Offices for Lease

105 S SUNSET STREET | LONGMONT, CO 80301

Suite C

Size: 2,678 SF
Rate: 11.50 NNN* (\$6.35)
Available: Now

Suite M

Size: 3,426 SF
Rate: 11.50 NNN* (\$6.35)
Available: Now

Suite O

Size: 1,650 SF
Rate: 11.50 NNN* (\$6.35)
Available: 30 Days

Suite P

Size: 1,302 SF
Rate: 11.50 NNN* (\$6.35)
Available: 30 Days

***Intro Rate Only**

WATERFRONT FLEX

Anchor your operations in these updated flex spaces on the scenic banks of the St. Vrain River. Located in the heart of central-south Longmont, these gems offer a blend of professional tranquility and vibrant surroundings. Featuring updated office spaces and spacious workshops with overhead doors, your team will navigate the workday with ease. After a productive day, unwind with a short paddle downstream to local breweries, restaurants, and convenient shopping, or get in 9 holes at Sunset Golf Course. Catch this wave of opportunity before it's gone!

PROPERTY HIGHLIGHTS

- Various suite sizes available with OH Doors
- Located on the St. Vrain River with access to a multi-use path
- Breweries, shopping and restaurants nearby
- Zoning: N-PE
- Ample power available
- 1,320 SF - 3,426 SF



SUITE C



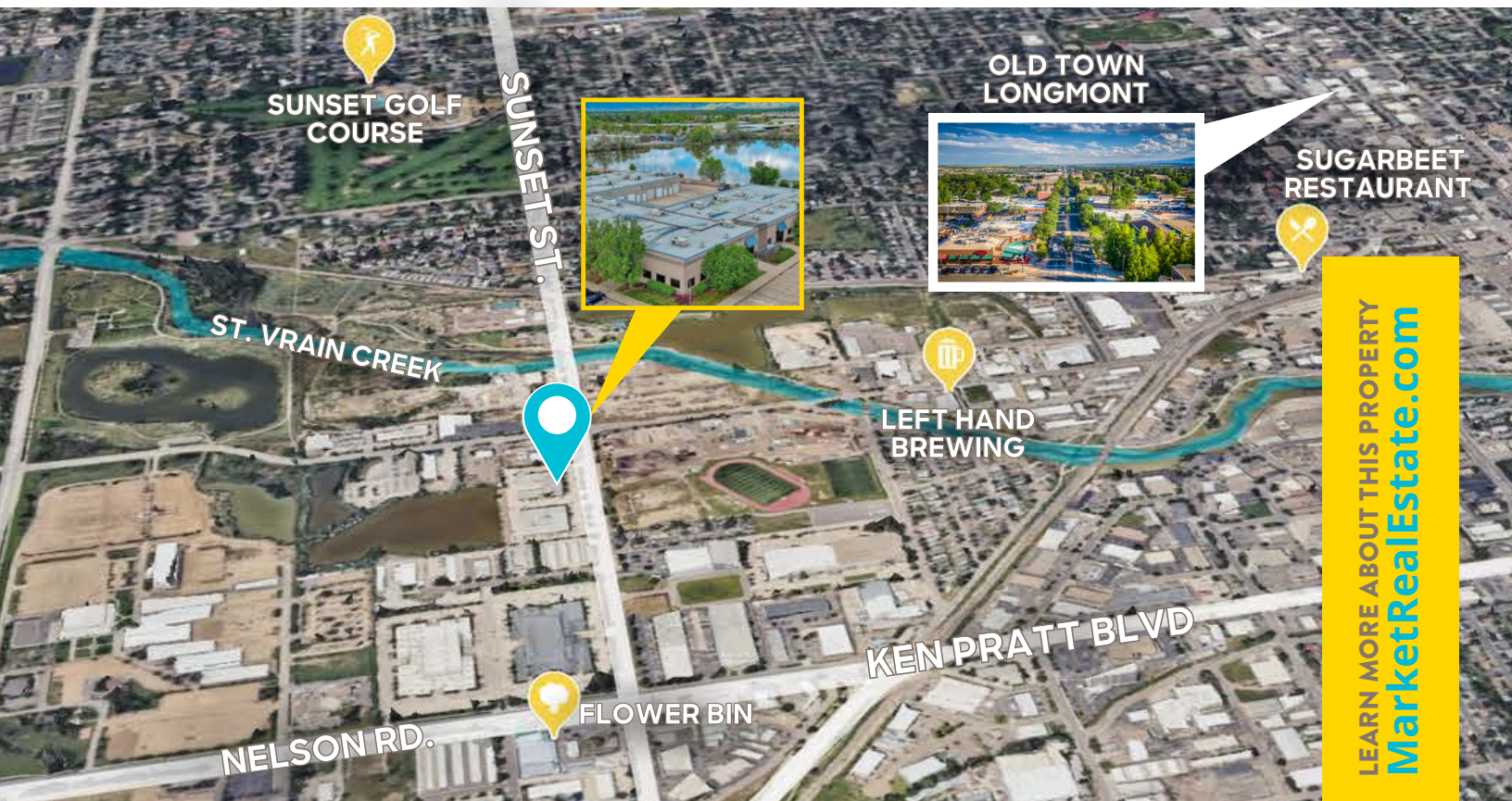
SUITE M



SUITE O



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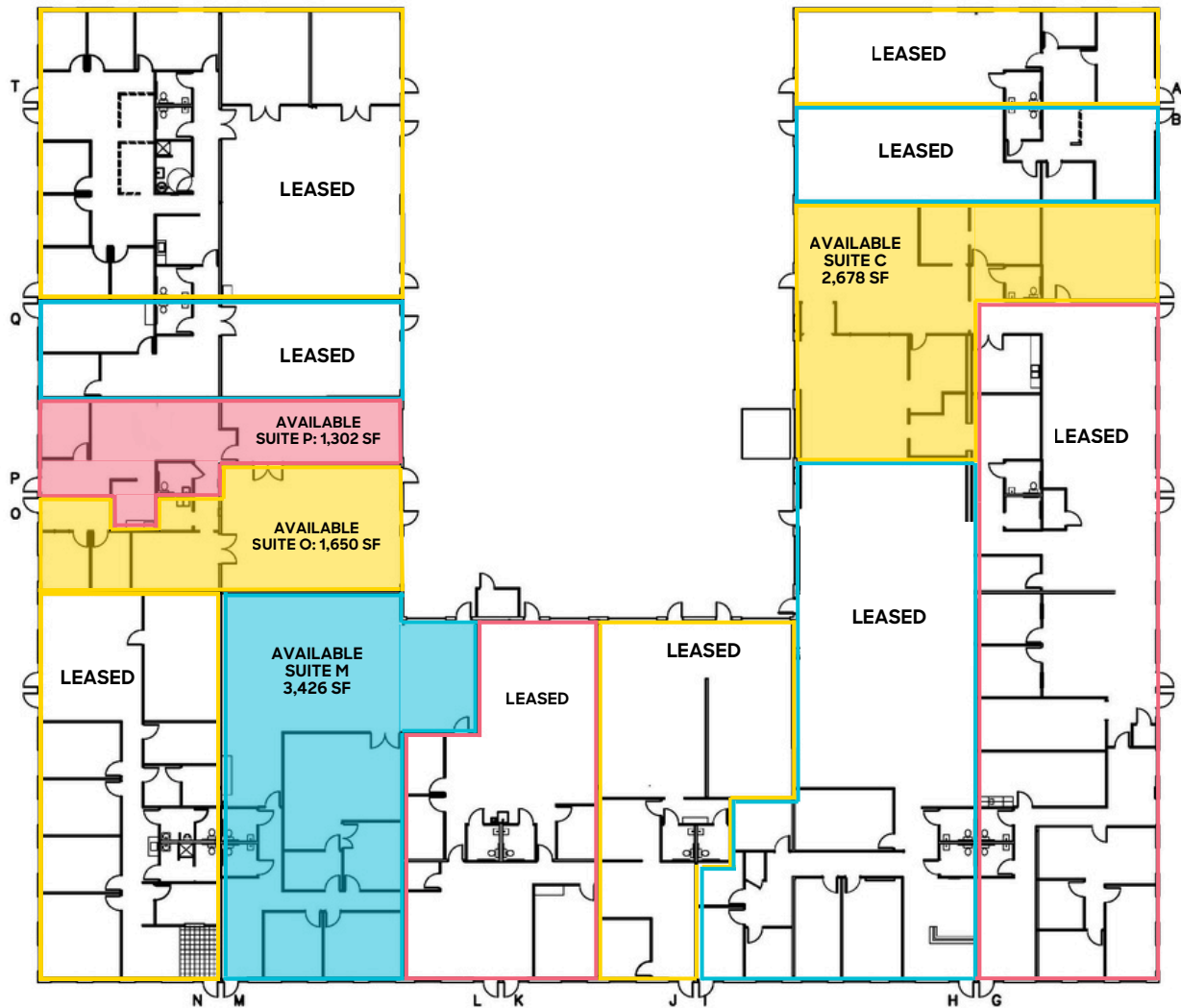
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