



DEAN CALLAN
& COMPANY INC

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DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

PROFESSIONAL & MEDICAL OFFICE SPACE FOR LEASE

1055 17TH AVENUE
LONGMONT, COLORADO 80501

Professional office and medical office suites available for lease! Located in central Longmont, 1055 17th Avenue is surrounded by residential making its location a great opportunity for new and continued business. Under new ownership with renovations underway.

[Call us for more information and to set up a tour.](#)



Owned & Operated

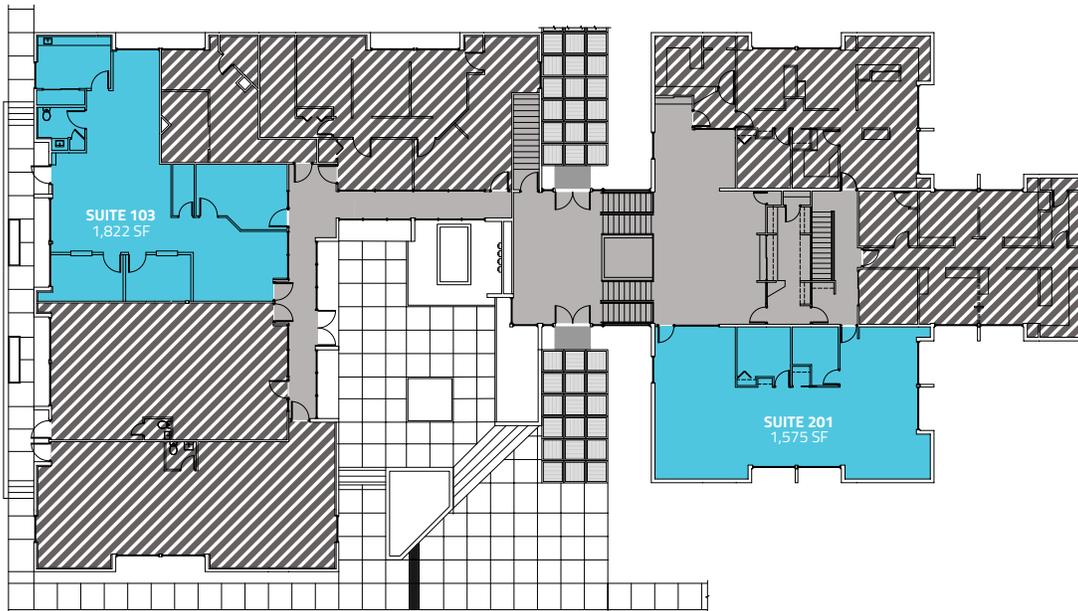
TERMS

Suite 103:	1,822 SF
Suite 201:	1,575 SF
Lease Rate:	\$13.50 / SF / NNN
Expenses:	\$9.77 / SF + Utilities (Est. 2025)

PROPERTY FEATURES

- 77 Parking Spots
- Key card access with interior and exterior security cameras
- Common area restrooms
- Common area elevator
- Common area washers and dryers
- Multiple skylights providing ample natural light
- Kitchenettes are in select suites

MAIN LEVEL



SUITE 103



SUITE 103

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.



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DEMOGRAPHICS

POPULATION

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
56,919	103,290	172,830

EMPLOYEES

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
17,051	34,345	50,975

HOUSEHOLDS

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
22,435	40,207	65,972

HOUSEHOLD INCOME

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$90,717	\$103,970	\$114,316

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