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**DEAN CALLAN & COMPANY, INC.**  
1510 28th Street, Suite 200  
Boulder, Colorado 80303  
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## OFFICE/FLEX BUILDING FOR LEASE

1233 SHERMAN DRIVE  
LONGMONT, COLORADO 80501

**Office/flex building for lease, designed to seamlessly blend productivity and functionality.** Boasting 75% dedicated office space, complemented by a dynamic production area featuring convenient loading doors. As an added advantage, envision the potential of a large fenced secure yard, offering unparalleled versatility for your business operations. Explore the ideal synergy of workspace and practicality – your business's next chapter starts here.

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



Owned & Operated

## TERMS

Available Space:

3,952 SF

Lease Rate:

\$13.00 / SF / NNN

Expenses:

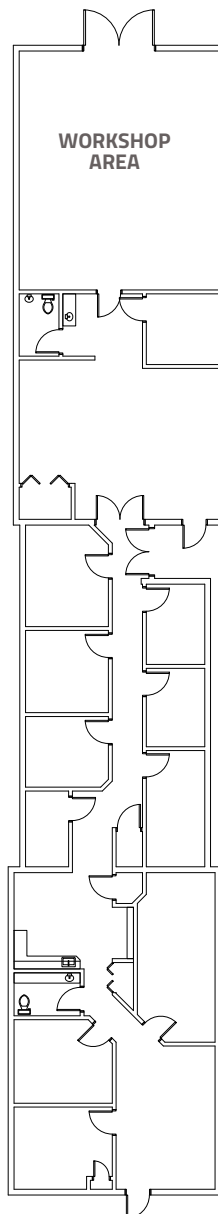
\$13.23 / SF + Utilities and Suite Janitorial (Est. 2026)

## PROPERTY FEATURES

- Versatile Office/Flex Space
- Potential for Secure Yard
- Strategic Location: Enjoy the benefits of a well-situated location, providing accessibility and exposure for your business operations.



FLOOR PLAN



FRONT ENTRANCE



*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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