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

1821 LEFTHAND CIRCLE  
LONGMONT, COLORADO 80501

Large office/flex space available for lease in southwest Longmont. The space boasts 10' clear height, with a loading dock, warehouse/production areas, and in-suite private restrooms. 1821 Lefthand Circle is a quick drive to an abundance of amenities and has great access to the major arteries of Longmont.

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



Owned & Operated

## TERMS

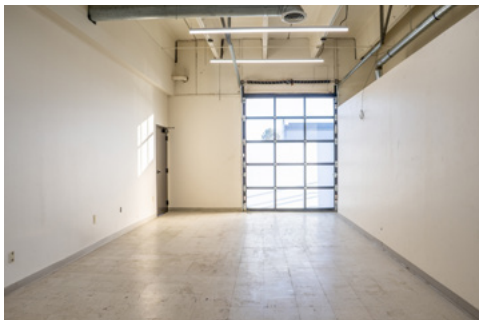
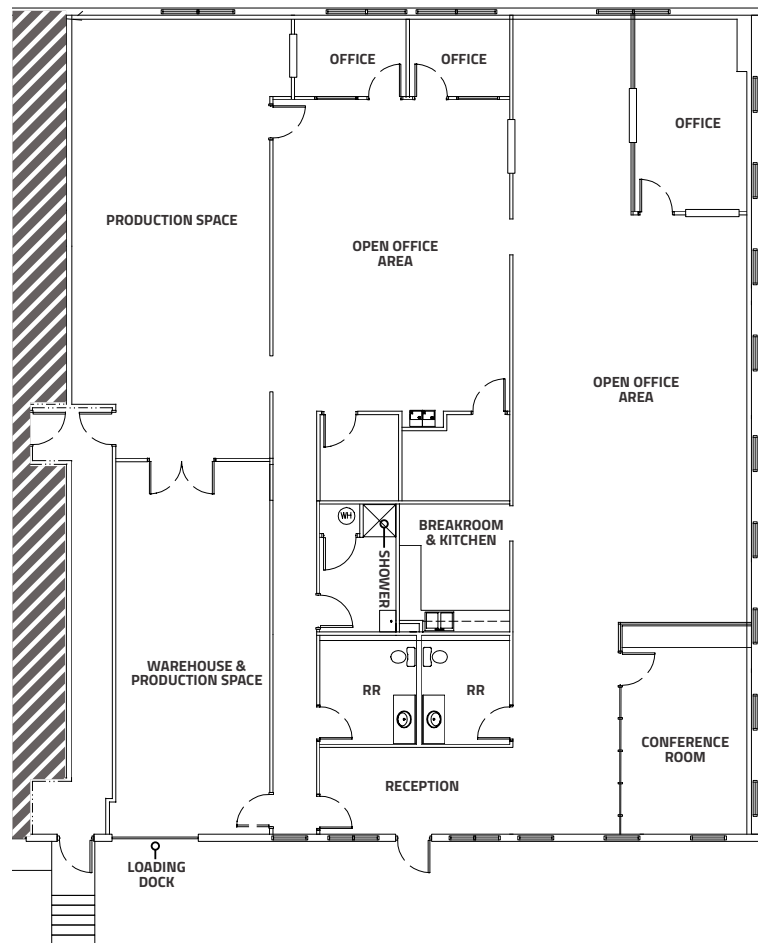
Unit A Size:	4,944 SF
Lease Rate:	\$13.50 / SF / NNN
Expenses:	\$9.35 / SF + Utilities (Est. 2026)
Available:	NOW

## PROPERTY FEATURES

- Large flex space with 3 private offices, conference rooms, warehouse and production areas, a breakroom, in-suite restrooms, and shower facility
- 1 dock
- 10' foot clear height, open ceilings
- NextLight fiber
- Located in an amenity-rich community, within walking distance of Village at the Peaks, seven hotels, five breweries, and numerous restaurants, banks and retail.
- Located in the North Metro Enterprise Zone, may qualify for Business Income Tax Credits or EZ Incentives through the Longmont Economic Development Partnership



### 2ND LEVEL - UNIT A



*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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