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END-CAP OFFICE/FLEX SPACE FOR LEASE

**1831 LEFTHAND CIRCLE
LONGMONT, COLORADO 80501**

Discover the perfect blend of functionality and convenience at 1831 Lefthand Circle, Longmont, CO. This end-cap office/flex space is designed to meet the needs of modern businesses, featuring five private offices with windows, a kitchenette, a conference room, a versatile warehouse/production space with a grade-level loading door, and access to the shared restrooms and shower room. Tenants also enjoy access to shared restrooms. Located in the heart of a thriving business community with unparalleled access to local amenities and the North Metro Enterprise Zone, this space offers an exceptional opportunity for businesses to grow and thrive in an inspiring setting with stunning front-range views.

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



Owned & Operated

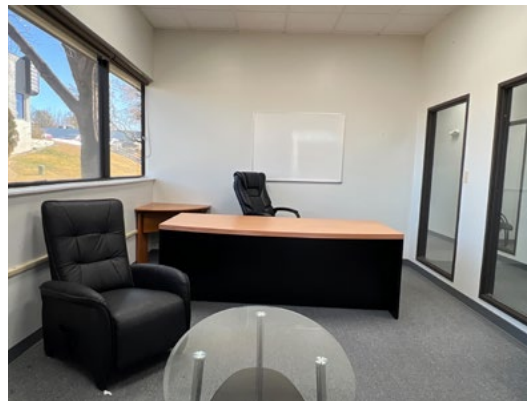
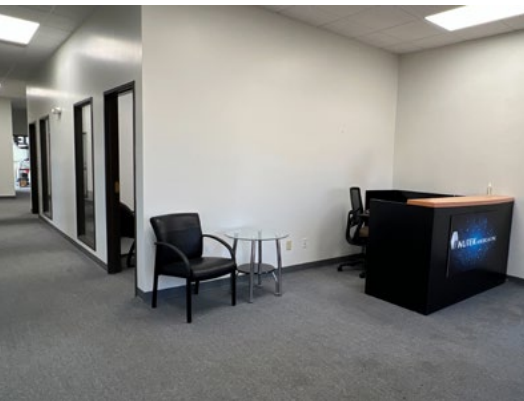
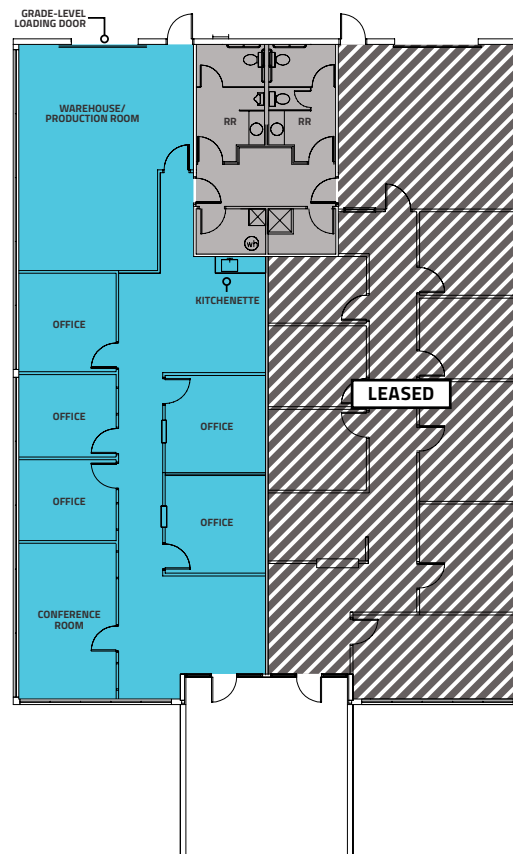
TERMS

Suite A:	2,400 SF
Lease Rate:	\$13.50 / SF / NNN
Expenses:	\$9.92 / SF + Utilities (Est. 2025)
Available:	Now

PROPERTY FEATURES

- **High-Speed Connectivity:** Stay productive with NextLight 1G fiber internet, ensuring lightning-fast and reliable service.
- **Stunning Front-Range Views:** Enjoy breathtaking mountain views that create an inspiring work environment.
- **Prime Location with Nearby Amenities:** Conveniently located near The Village at the Peaks, with access to seven hotels, five breweries, and a wide variety of restaurants, banks, and retail shops.
- **Thriving Business Community:** Be part of a vibrant, fast-growing area that supports business success and innovation.
- **Enterprise Zone Benefits:** Situated in the North Metro Enterprise Zone, offering potential eligibility for Business Income Tax Credits and EZ Incentives through the Longmont Economic Development Partnership.

FLOOR PLAN - SUITE 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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