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DEAN CALLAN & COMPANY, INC.
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OFFICE | R&D | FLEX SPACE FOR LEASE

**1833 SUNSET PLACE, SUITE C
LONGMONT, COLORADO 80501**

Discover the ideal office/R&D/flex space at 1833 Sunset Place, Unit C, Longmont, CO. This 2,443-square-foot, well-designed workspace is currently utilized as a daycare, featuring 2 private offices (convertible to lab space), a conference room, and a versatile storage/shipping area with an overhead door. The property includes a dedicated breakroom, two private restrooms, and a secure outdoor playground, perfect for daycare operations or adaptable for other uses. Located just a short drive from the vibrant Village at the Peaks shopping center, this space offers flexibility and convenience.

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



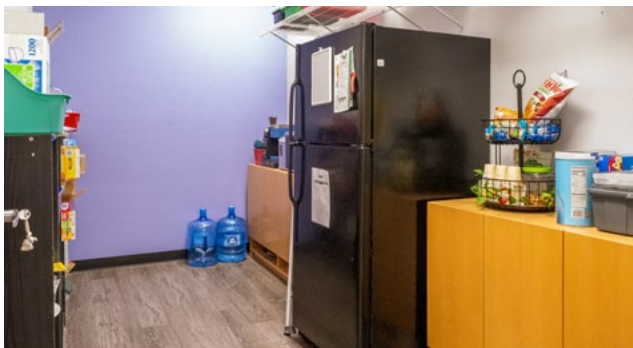
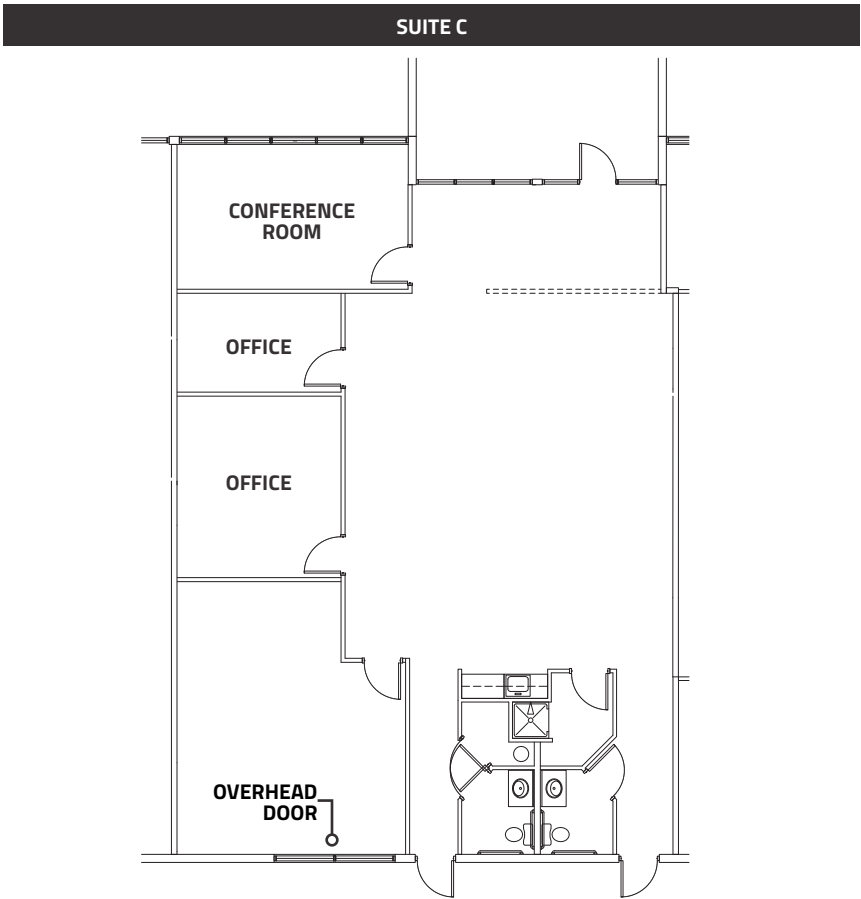
Owned & Operated

TERMS

Suite C:	2,443 SF
Lease Rate:	\$16.00 / SF / NNN
Expenses:	\$13.46 / SF + Utilities (Est. 2025)
Available:	Available with 30 days notice

PROPERTY FEATURES

- Versatile 2,443 square feet of of-
fice/R&D/flex space
- Currently operating as a daycare
- 2 private offices (convertible to lab space)
- Features a conference room
- Convenient storage/shipping/receiving
area with an overhead door
- Secure outdoor playground
- Private restrooms
- Short drive to the bustling Village at the
Peaks shopping center
- Ample, overflow parking lot on-site



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.



University of Colorado
Boulder



1833
SUNSET PLACE

Ken Pratt Blvd



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