

**DEAN CALLAN****& COMPANY INC****HUNTER BARTO****Senior Vice President**

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**DEAN CALLAN & COMPANY, INC.**

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | [www.deancallan.com](http://www.deancallan.com)

## LAB SPACE FOR LEASE

**1880 INDUSTRIAL CIRCLE  
LONGMONT, COLORADO 80501**

Versatile life science office/lab space available for lease at 1880 Industrial Circle in Longmont, CO, offering flexible layouts to meet a variety of business needs. The first space, 7,599 SF, is ideally configured with approximately 70% lab space and 30% office, complete with a convenient drive-in overhead loading door—perfect for life science research and development. The second space, 3,099 SF, is well-suited for office, flex, or data center users seeking functionality and efficiency. Located in a prime area with nearby amenities and eligible for North Metro Enterprise Zone benefits, these spaces provide an exceptional opportunity for businesses looking to grow in a thriving Longmont location.

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



Owned &amp; Operated

## TERMS

Unit A, B & C (LAB):

7,599 SF | \$17.00 / SF / NNN (Available: 11/01/2025)

Unit F (FLEX / OFFICE / DATA CENTER):

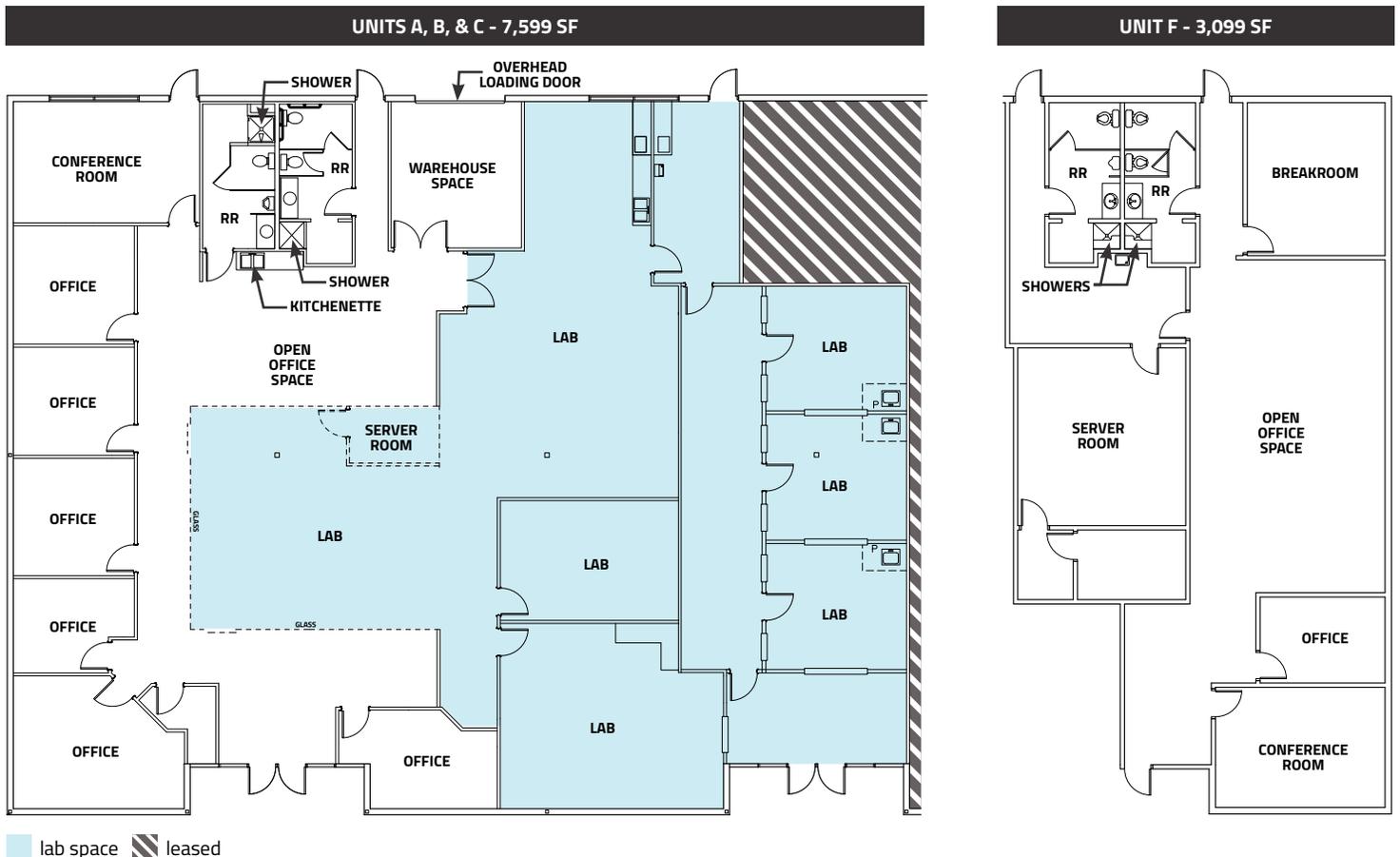
3,099 SF | \$15.00 / SF / NNN (Available: Now)

Expenses:

\$10.76 / SF + Utilities (Est. 2025)

## PROPERTY FEATURES

- **Building Signage Available**
- **Situated in an Amenity-Rich Community:** Our location is within proximity to the Village at the Peaks, seven hotels, five breweries, and an array of restaurants, banks, and retail establishments.
- **Strategic Position in the North Metro Enterprise Zone:** Our property falls within the North Metro Enterprise Zone, potentially making it eligible for Business Income Tax Credits or EZ Incentives through the Longmont Economic Development Partnership.



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.



UNIT A, B & C



UNIT A, B & C



UNIT A, B & C



UNIT A, B & C



UNIT A, B & C



UNIT A, B & C

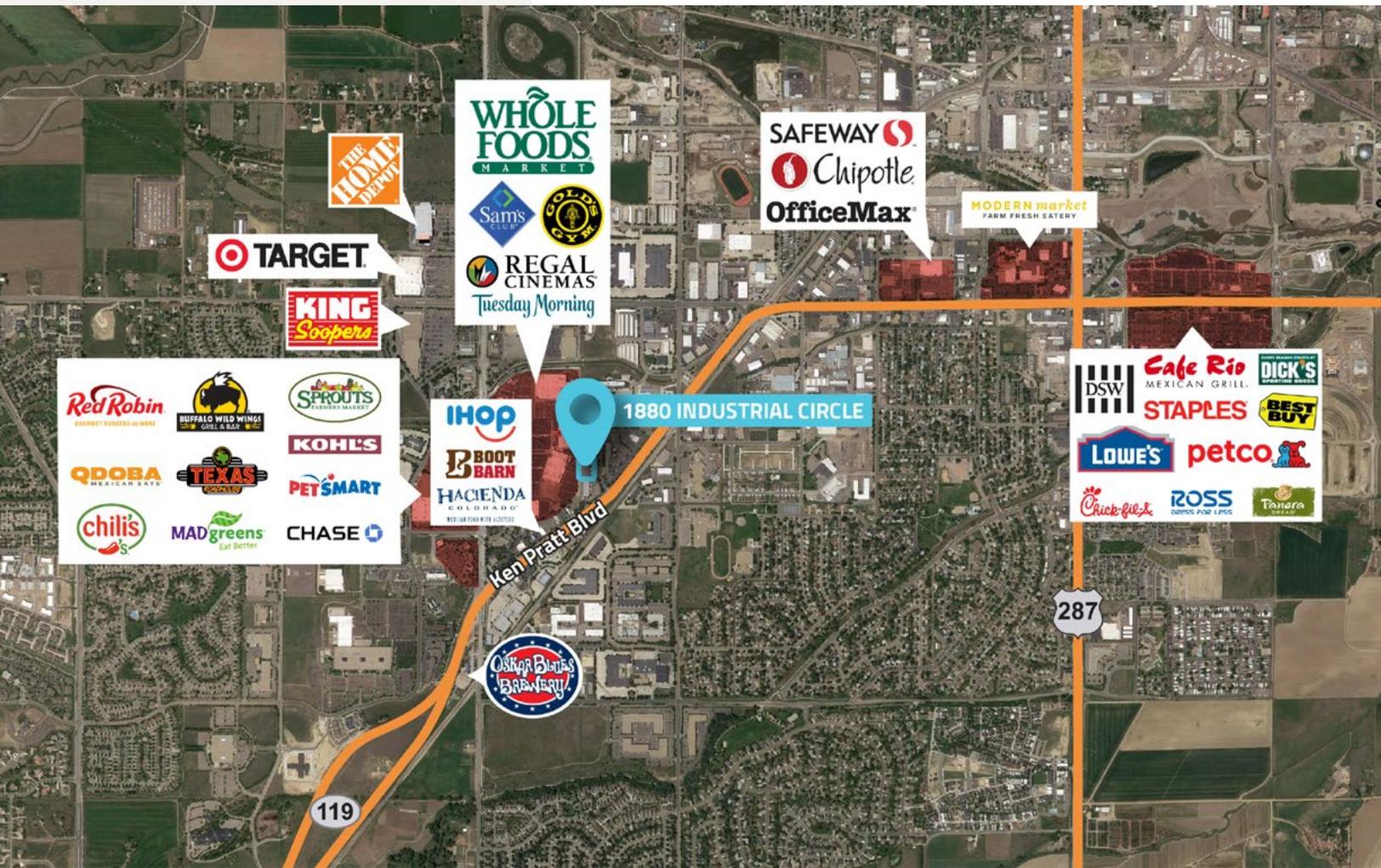


UNIT A, B & C

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