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

2101 KEN PRATT BOULEVARD  
LONGMONT, COLORADO 80501

Beautiful upscale class "A" office space available for lease. Suite 201 is a second floor, 6,411 SF office space. The space is comprised of exterior private offices with a large open open bullpen, two conference rooms, reception area, and a breakroom. Employees will enjoy the ease of access to a multitude of surrounding amenities in the area.

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



Owned & Operated

## TERMS

Suite 201 Size:

6,411 SF (Divisible to 3,138 SF)

Lease Rate:

\$16.00 / SF / NNN

Expenses:

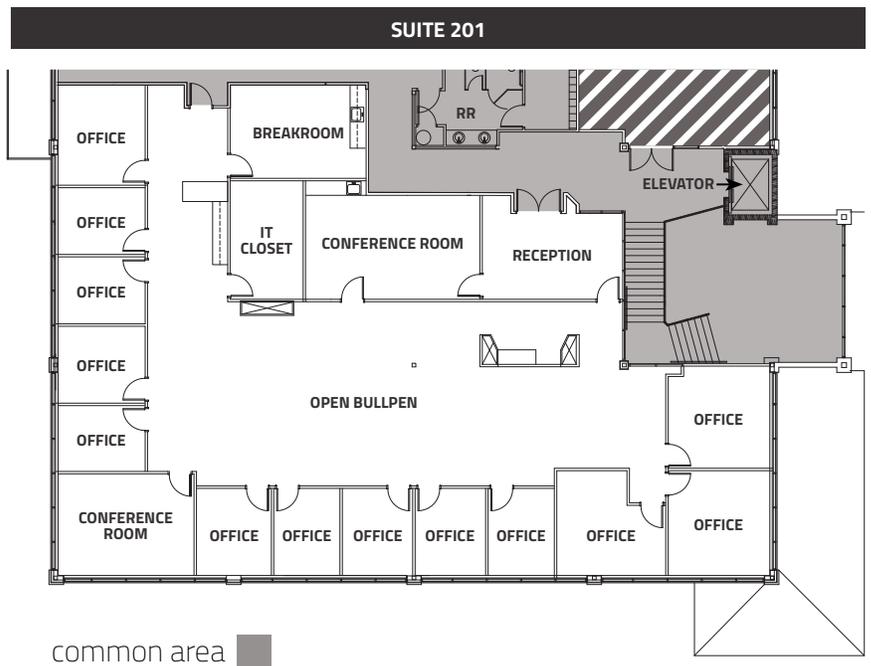
\$14.72 / SF (Est. 2025) Includes all Utilities

Available:

Now

## PROPERTY FEATURES

- Upscale, Class "A," multi-tenant professional building, medical permitted
- CenturyLink, Level 3, and NextLight fiber available
- Brand new common areas, lobby, and showers
- Located in an amenity-rich community, within blocks 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



*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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