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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)

# SERVICE RETAIL/FLEX SPACE FOR LEASE

**624-640 SOUTH SUNSET STREET  
LONGMONT, COLORADO 80501**

Service Retail/Flex space located in a well-established property with great visibility at the busy intersection of South Sunset and Ken Pratt Boulevard in south Longmont.

This space offers a well-lit reception/showrooms with versatile office/flex space that could be reconfigured to fit a variety of users' needs. The rear portion of the space is a warehouse/production/assembly area that contains two restrooms, cement floors, 7' wide double-door for loading, and a 10'x10' overhead door.

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



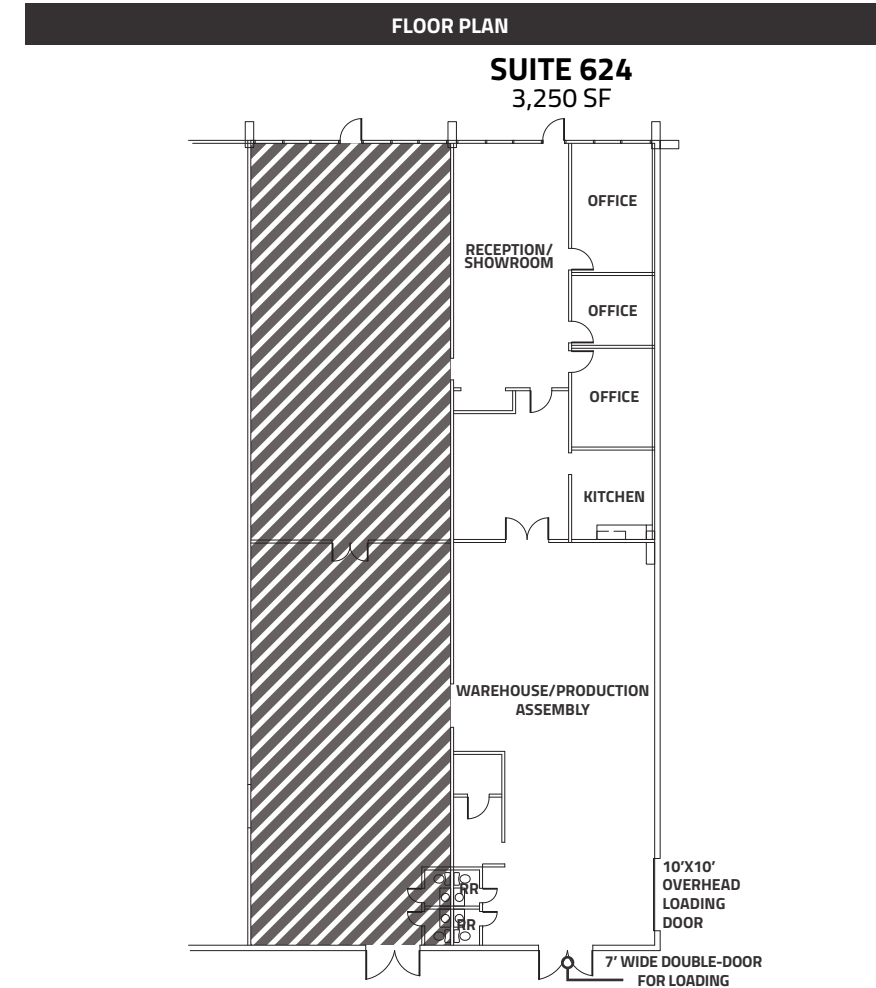
Owned & Operated

## TERMS

|                  |                                     |
|------------------|-------------------------------------|
| Available Space: | 3,250 SF                            |
| Lease Rate:      | \$13.50 / SF / NNN                  |
| Expenses:        | \$7.03 / SF + Utilities (Est. 2025) |

## PROPERTY FEATURES

- **Unit 624 has a 10'x10' Overhead Drive-in Door**
- **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.





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