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DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
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OFFICE/FLEX SPACE FOR LEASE

628 & 638 SOUTH SUNSET STREET
LONGMONT, COLORADO 80501

Office/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.

These spaces offer 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 spaces are warehouse/production/assembly areas that contains restrooms in each unit, cement floors, and 7' wide double-doors for loading in the back of each unit.

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



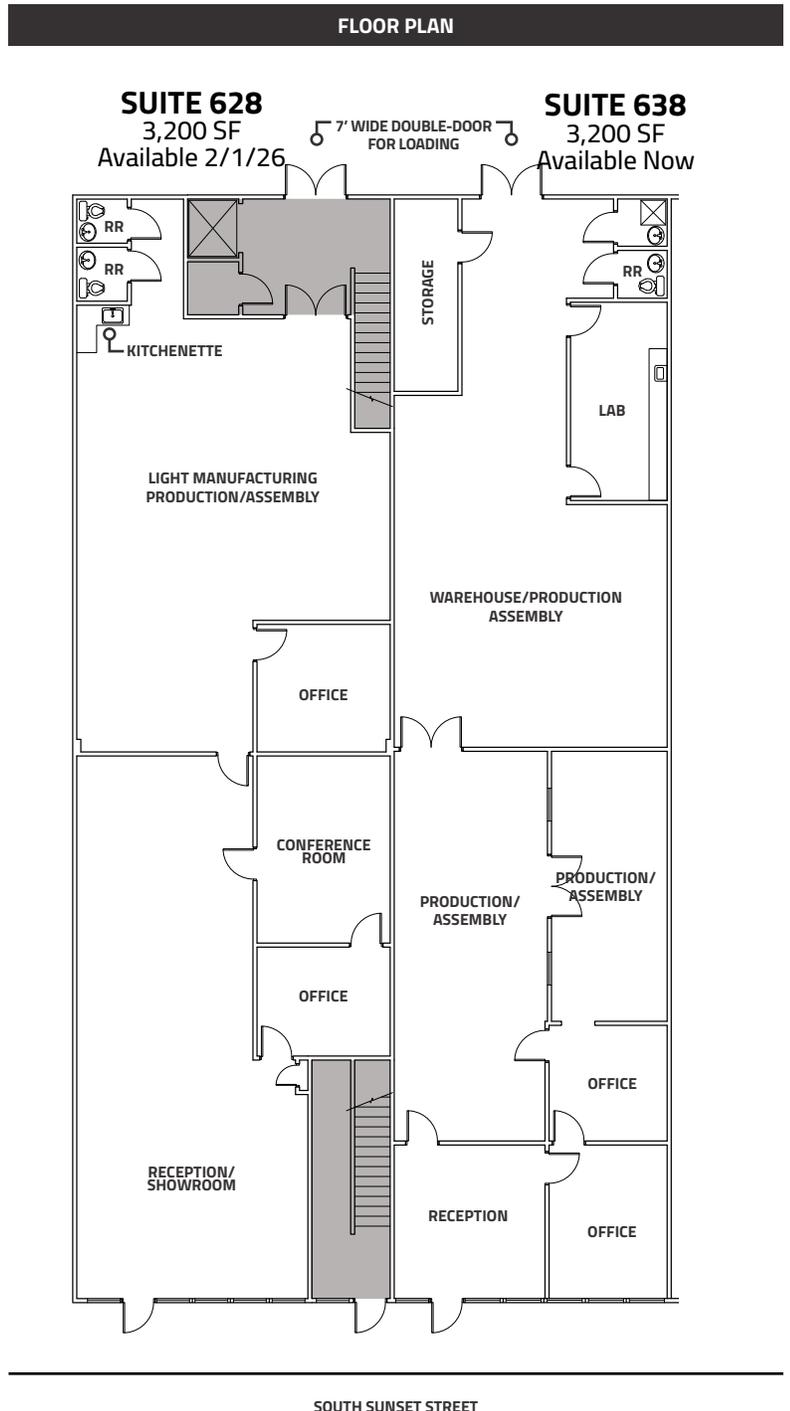
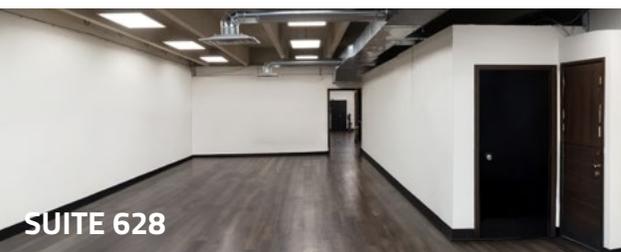
Owned & Operated

TERMS

Available Space:	3,200- 6,400 SF
Lease Rate:	\$13.50 / SF / NNN
Expenses:	\$7.35 / SF + Utilities (Est. 2025)

PROPERTY FEATURES

- Unit 628:**
 - 2 offices, conference room, open office in front
 - Production/light manufacturing in back
 - Kitchenette
 - Double-door loading in back
- Unit 638:**
 - Lobby, 2 offices
 - 3 production areas
 - Light lab, and storage
 - Double-door loading in back
- 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.





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