



HUNTER BARTO
Senior Vice President
303.945.2016
hbarto@deancallan.com

DRYDEN DUNSMORE
Senior Associate
303.945.2019
dryden@deancallan.com

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

RETAIL/FLEX BUILDING FOR LEASE

**645 FRONTAGE ROAD,
LONGMONT, COLORADO 80501**

Discover prime commercial space at 645 Frontage Road in central Longmont, Colorado. This highly visible property offers exceptional exposure along Highway 119/Ken Pratt Blvd. The location combines outstanding accessibility with proximity to residential neighborhoods, established businesses, and community amenities. Versatile and well-suited for retail, office, showroom, or service-based operations, 655 Frontage Road presents an outstanding opportunity for businesses to thrive in Longmont's active and growing commercial market.

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



Owned & Operated

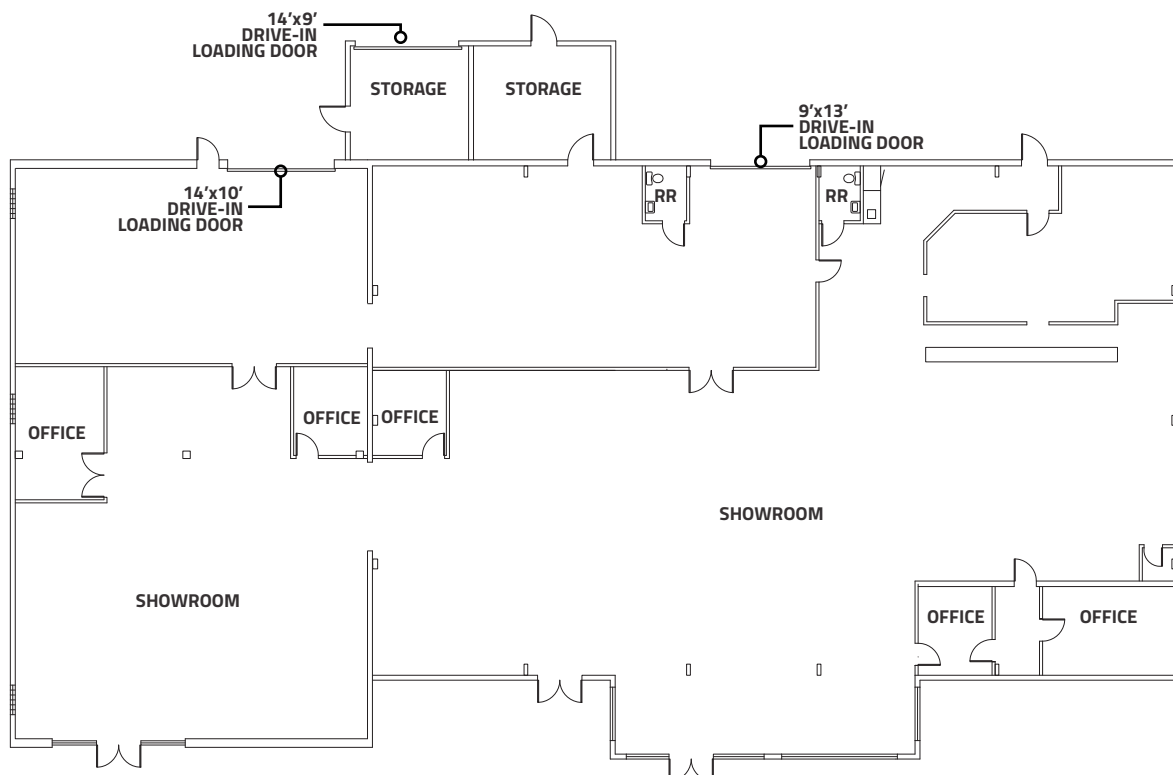
TERMS

Available Square Footage:	12,641 SF (Divisible to 4,145 SF)
Lease Rate:	\$14.50 / SF / NNN
Expenses:	\$6.52 / SF (Est. 2026)
Available:	Now
Traffic Counts:	23,581 VPD along Ken Pratt/Nelson

PROPERTY FEATURES

- **Prime Highway Visibility:** Strategic north-side frontage along Highway 119 delivers maximum exposure to high daily traffic volumes and passing customers
- **Exceptional Accessibility:** Direct access from Frontage Road and immediate proximity to South Sunset Street and major regional roadways
- **Central Longmont Location:** Positioned in the heart of an active commercial district surrounded by growing residential neighborhoods and established businesses
- **Versatile Commercial Design:** Flexible space perfectly suited for retail, office, showroom, service-oriented, or light industrial uses
- **Outstanding Street Presence:** Excellent frontage and customer-facing access designed for easy entry, high visibility, and strong brand impact
- **Efficient Loading Capabilities:** Three (3) drive-in overhead loading doors for seamless deliveries, shipping, and operational convenience

FLOOR PLAN - 12,641 SF



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.



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.



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

DEAN CALLAN & COMPANY INC

HUNTER BARTO
Senior Vice President

303.945.2016
hbarto@deancallan.com

DRYDEN DUNSMORE
Senior Associate

303.945.2019
dryden@deancallan.com

DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com



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.