



# OFFICE/COMMERCIAL SPACE FOR LEASE

665 FRONTAGE ROAD  
LONGMONT, COLORADO 80501

2nd floor Office/Commercial space located in a well-established property with great visibility at the busy intersection of South Sunset and Ken Pratt Boulevard in south Longmont.

Suite 260 is currently white-boxed which provides a new tenant with versatility. Recent renovations to the property have been completed, and exterior renovations planned.

Suite 230 is mostly open office space with two private offices and a kitchenette.

Suite 200 is ready to occupy as of June 1st, 2026, consisting of a reception, two offices, a conference room, a kitchenette, and an open work area.

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



Owned & Operated

**DEAN CALLAN**  
& COMPANY INC

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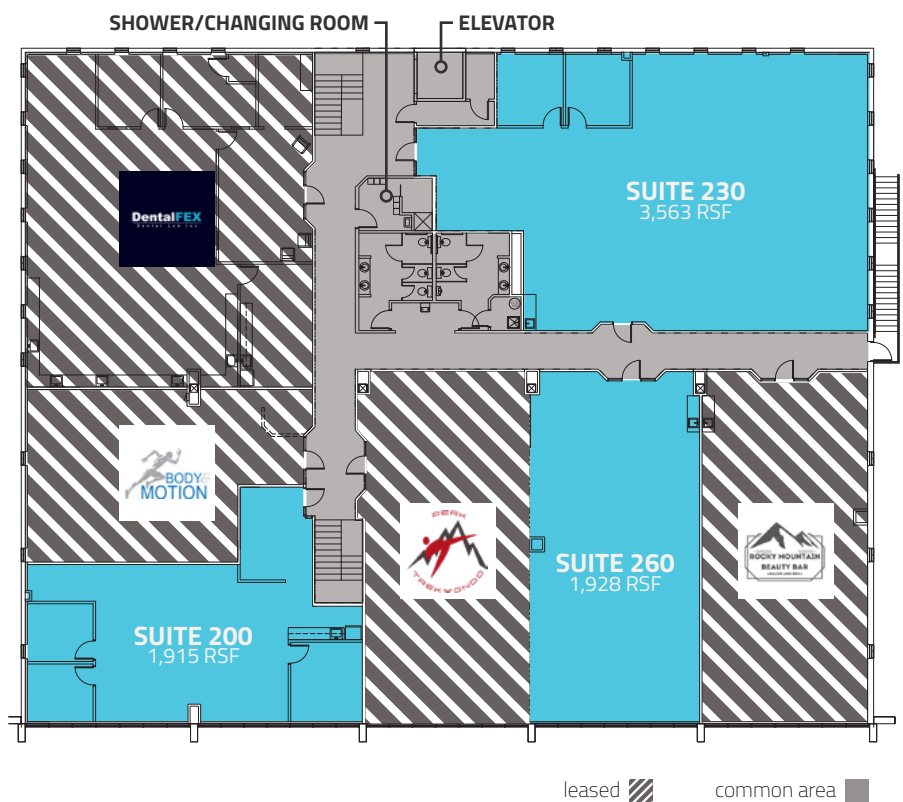
**DEAN CALLAN & COMPANY, INC.**  
1510 28th Street, Suite 200  
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## TERMS

Suite 200:	1,915 SF (Available: June 1st, 2026)
Suite 230:	3,563 RSF (Available: Now)
Suite 260:	1,928 SF (Available: Now)
Lease Rate:	\$11.00 / SF / NNN
Expenses:	\$8.11 / SF + Utilities (Est. 2026)

## PROPERTY FEATURES

- Suite 200 is mostly open floor plan with 2 offices, a reception area, a conference room and a kitchenette
- Suite 260 is currently white-boxed
- Elevator access
- Shower/Changing room available for your convenience
- The property is 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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