



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

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.

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

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



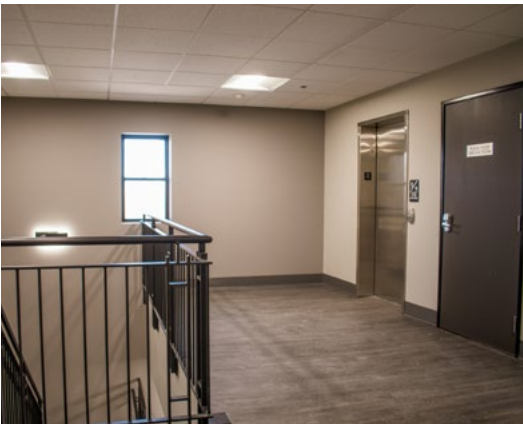
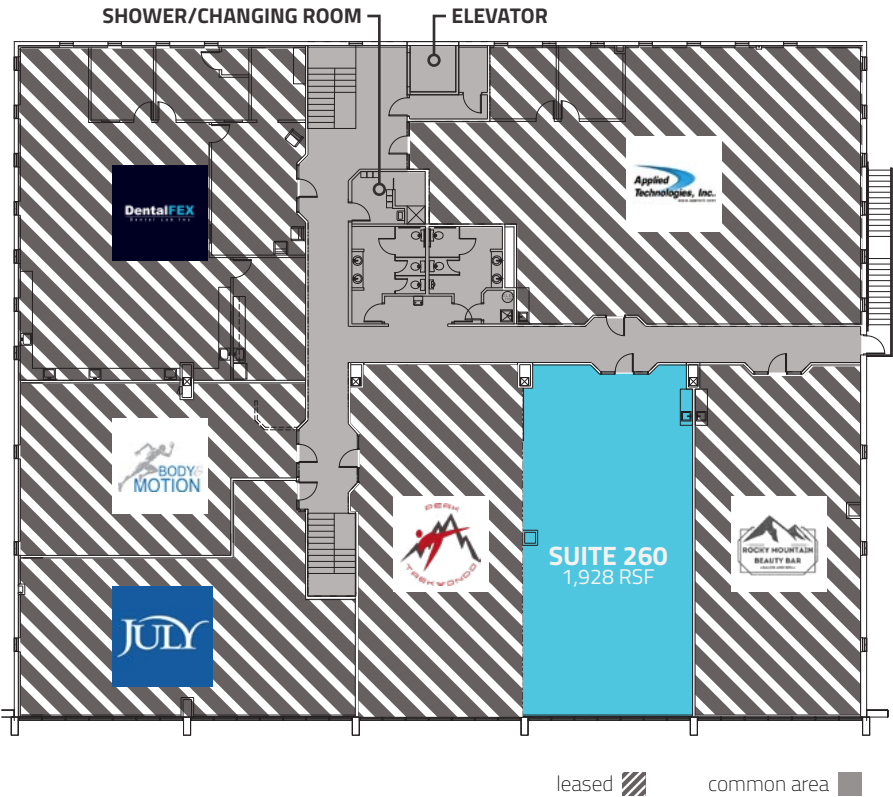
Owned & Operated

TERMS

Suite 260:	1,928 SF
Lease Rate:	\$12.50 / SF / NNN
Expenses:	\$7.02 / SF + Utilities (Est. 2025)
Available:	Now

PROPERTY FEATURES

- Elevator access
- Shower/Changing room available for your convenience
- 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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DEMOGRAPHICS

POPULATION

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
31,333	106,318	195,744

EMPLOYEES

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
18,713	35,146	59,206

HOUSEHOLDS

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
12,826	41,424	75,115

HOUSEHOLD INCOME

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$81,789	\$83,020	\$97,754

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