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## FLEX SPACE FOR LEASE

**1801 LEFTHAND CIRCLE  
LONGMONT, COLORADO 80501**

Large full floor flex space available for lease in southwest Longmont. The space boasts 10' clear height, with a loading dock, warehouse/production areas, and in-suite private restrooms. 1801 Lefthand Circle is a quick drive to an abundance of amenities and has great access to the major arteries of Longmont.

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



Owned & Operated

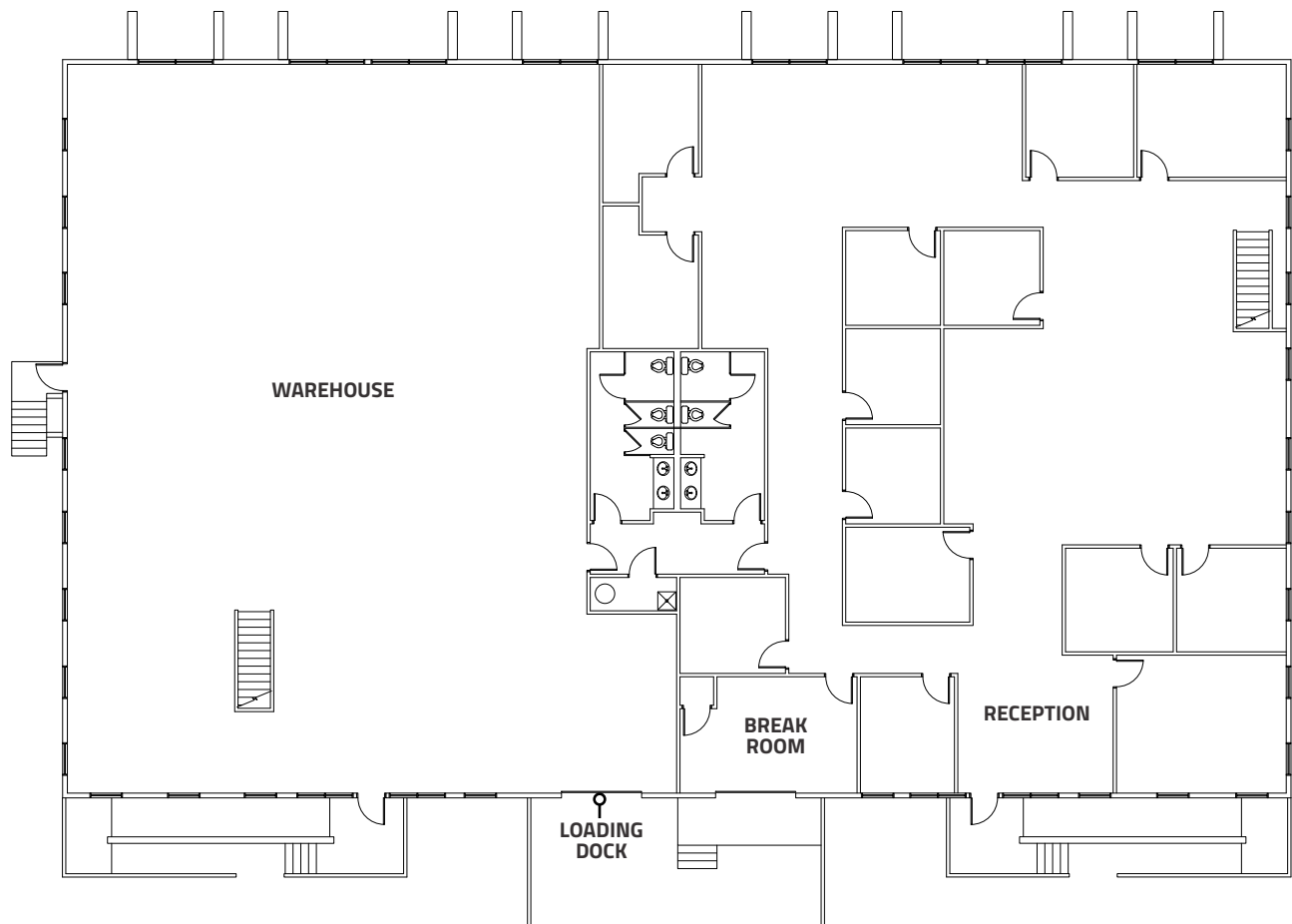
## TERMS

Unit A-B Size:	10,000 SF
Lease Rate:	\$12.50 / SF / NNN
Expenses:	\$8.48 / SF + Utilities (Est. 2025)
Available:	August 1st, 2025

## PROPERTY FEATURES

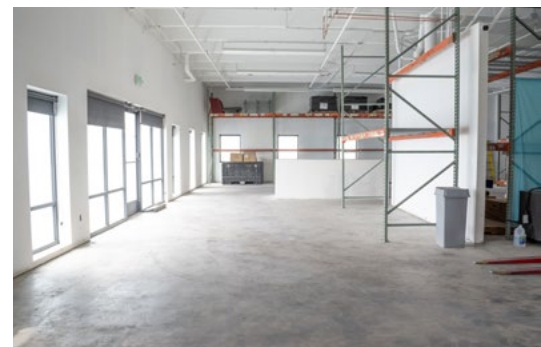
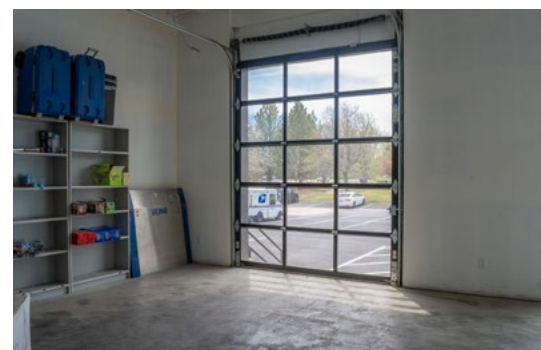
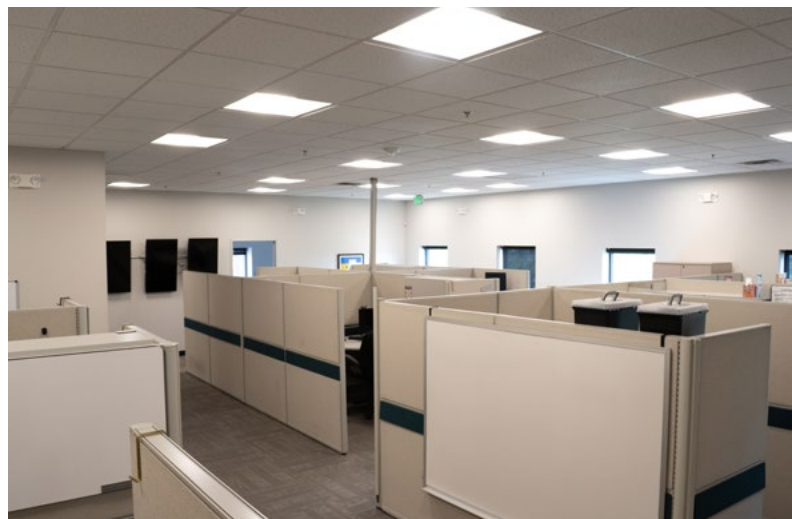
- Large flex space with private offices, conference rooms, warehouse and production areas, a breakroom, and in-suite restrooms
- 1 dock
- 10' foot clear height
- NextLight fiber
- Located in an amenity-rich community, within walking distance of Village at the Peaks, seven hotels, five breweries, and 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

### 2ND LEVEL



*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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