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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

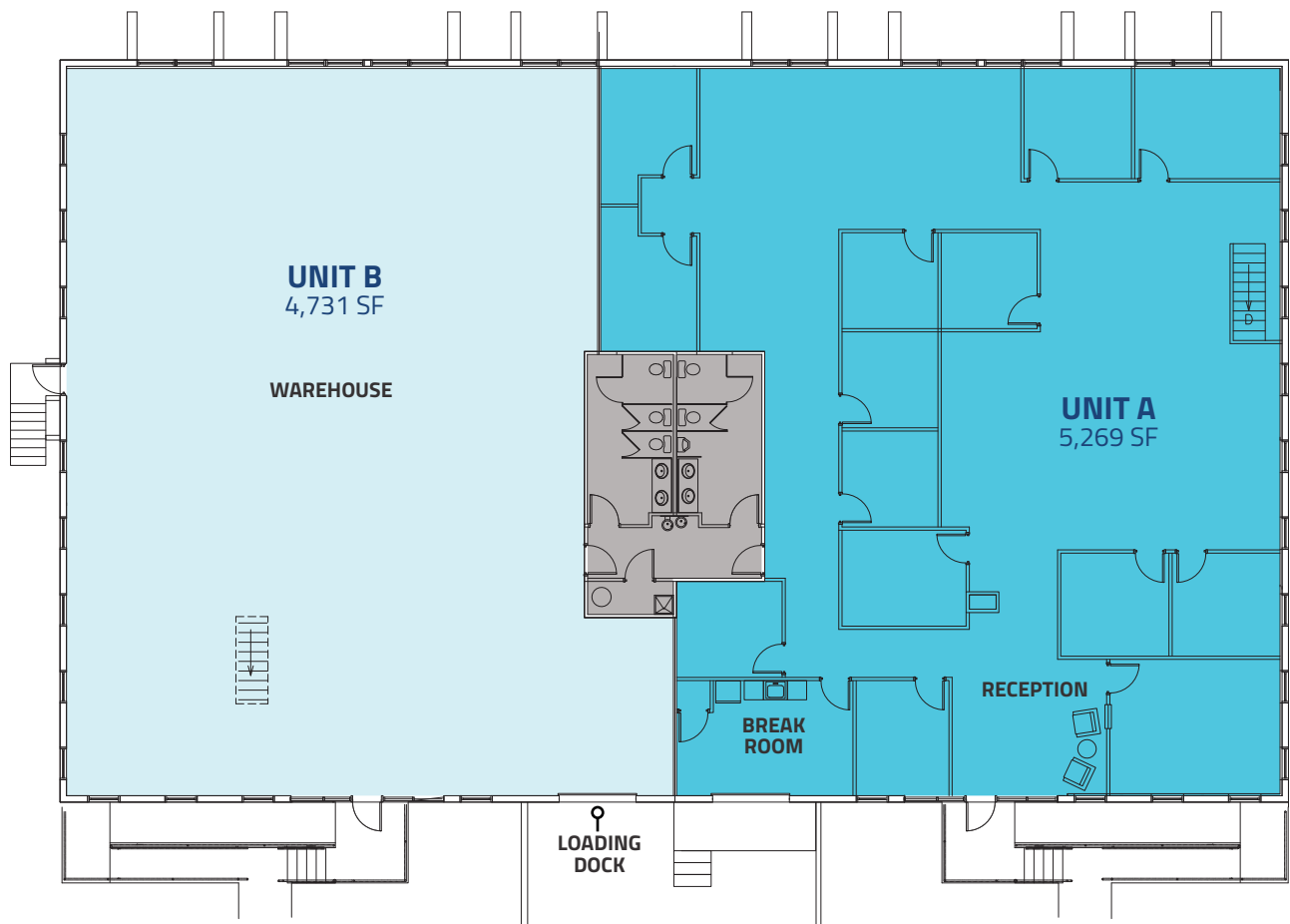
TERMS

Unit A:	5,269 SF
Unit B:	4,731 SF
Unit A-B Combined Size:	10,000 SF
Lease Rate:	\$12.50 / SF / NNN
Expenses:	\$8.48 / SF + Utilities (Est. 2025)
Available:	August 1st, 2025

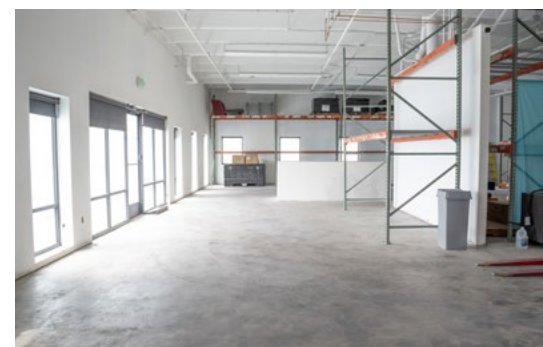
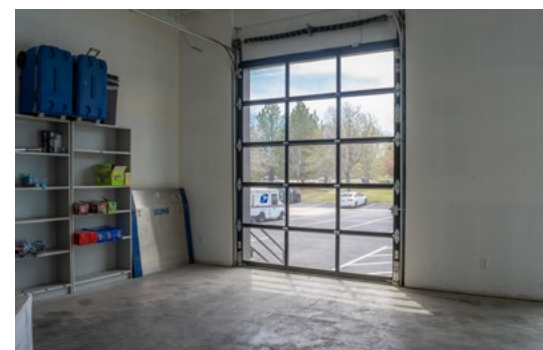
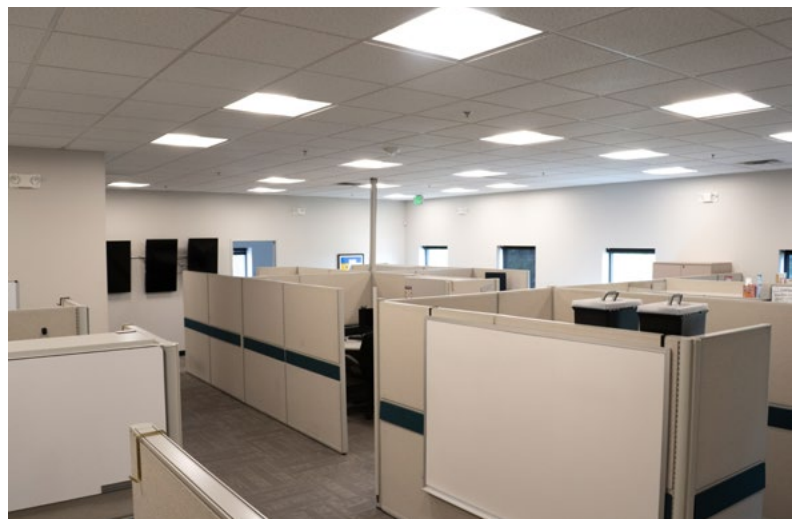
PROPERTY FEATURES

- 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



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