



RETAIL/SHOWROOM/ WAREHOUSE BUILDING FOR LEASE

1420 NELSON ROAD
LONGMONT, COLORADO 80501

Discover an exceptional leasing opportunity at 1420 Nelson Road in Longmont, Colorado—a versatile 26,000 square foot retail, showroom, and warehouse space formerly occupied by Hello Furniture. This prime property is ideally suited for businesses seeking a blend of expansive open areas, modern amenities, and a vibrant community setting. The building and premises are currently undergoing a facelift, with upgrades to the center and signage enhancing its appeal. Ready to accommodate your vision in a thriving area surrounded by shopping, dining, and hospitality options.

Additionally, Nelson Commons at 1430 Nelson Road—located within the center—is undergoing a full renovation and will offer all-new, modern office suites in a prime Southwest Longmont location at Ken Pratt Blvd. & Nelson Road. This property is perfectly positioned near many of Longmont's most popular restaurants, services, and daily conveniences—an ideal setting for today's local professional.

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



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TERMS

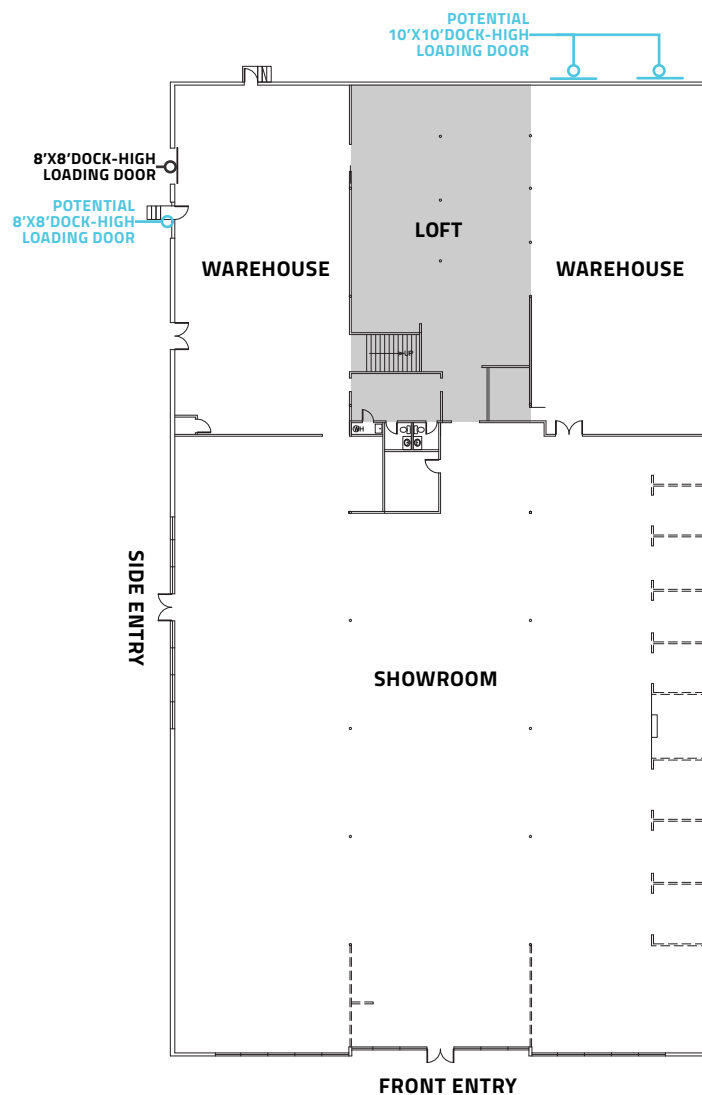
Available Space:	26,000 SF (Divisible to 10,000 SF)
Lease Rate:	\$11.50 / SF / NNN
Expenses:	\$5.68 / SF + Utilities (Est. 2026)
Availability:	NOW

PROPERTY FEATURES

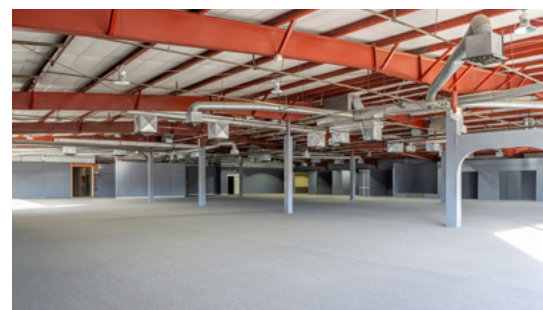
- **Spacious Layout:** Features a large open showroom with a loft area, providing ample space for displays, operations, or customization.
- **Two restrooms**
- **Loading Capabilities:** Includes one existing 8'x8' dock-high loading door, with potential to add another 8'x8' and two 10'x10' dock-high doors to enhance logistics efficiency.
- **Signage and Visibility:** Building signage available, complemented by fantastic frontage visible from Ken Pratt Boulevard (36,250+ ADT).
- **Parking:** 35 surface parking spaces to accommodate employees and visitors.
- **Community Amenities:** Situated near the Village at the Peaks shopping center, seven hotels, five breweries, and a variety of restaurants, banks, and retail establishments for added convenience and appeal.



FLOOR PLAN



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