

NELSON COMMONS



BRAND-NEW OFFICE SUITES COMING SOON!

1430 NELSON ROAD
LONGMONT, COLORADO 80501

1430 Nelson Road 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.

Tenants will enjoy a refreshed, contemporary workspace with premium shared amenities, including:

- Professionally maintained common areas with regular janitorial service
- High-speed **NextLight fiber internet** availability
- Showers and lockers for active lifestyles
- Two newly updated conference rooms
- Modern breakrooms designed for comfort and collaboration

Move into a completely reimagined office environment—new finishes, new energy, and a great Longmont address.

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



Owned & Operated

DEAN CALLAN & COMPANY INC

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

AVAILABLE

SUITE	SIZE (RENTABLE SF)	MODIFIED GROSS (MG)	UTILITIES + WIFI
233	223	\$450/MO MG*	\$35/MO
235	170	\$375/MO MG*	\$35/MO
237	245	\$500/MO MG*	\$35/MO
239	290	\$600/MO MG*	\$35/MO
250	535	\$800/MO MG*	\$45/MO
254	1,059	\$1,800/MO MG*	\$115/MO
258	1,078	\$1,800/MO MG*	\$115/MO
260 A	128	\$350/MO MG*	\$35/MO
260 C	255	\$400/MO MG*	\$35/MO
260 D	204	\$350/MO MG*	\$35/MO
260 E	204	\$350/MO MG*	\$35/MO
260 F	173	\$350/MO MG*	\$35/MO
260 G	173	\$350/MO MG*	\$35/MO
260 H	169	\$350/MO MG*	\$35/MO
260 I	145	\$350/MO MG*	\$35/MO
260 J	190	\$350/MO MG*	\$35/MO
260 K	265	\$375/MO MG*	\$35/MO
261	176	\$400/MO MG*	\$35/MO
262	756	\$1,300/MO MG*	\$85/MO
265	216	\$450/MO MG*	\$35/MO

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.

PHOTO SAMPLES OF UPGRADES COMING SOON



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