



BRAND-NEW OFFICE AND RETAIL SUITES FOR LEASE

1430 NELSON ROAD
LONGMONT, COLORADO 80501

1430 Nelson Road is undergoing a full renovation and will offer all-new, modern office suites and a newly available first-floor retail opportunity in a highly visible Southwest Longmont location at Ken Pratt Blvd. & Nelson Road. Surrounded by many of Longmont's most popular restaurants, services, and daily conveniences, the property provides an excellent setting for both office and retail users.

Office 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 breakroom designed for comfort and collaboration

Whether you're seeking office space or a retail presence in a growing trade area, 1430 Nelson Road offers a completely reimagined environment with new finishes, new energy, and outstanding visibility in one of Longmont's most desirable locations.

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



Owned & Operated

DEAN CALLAN & COMPANY INC

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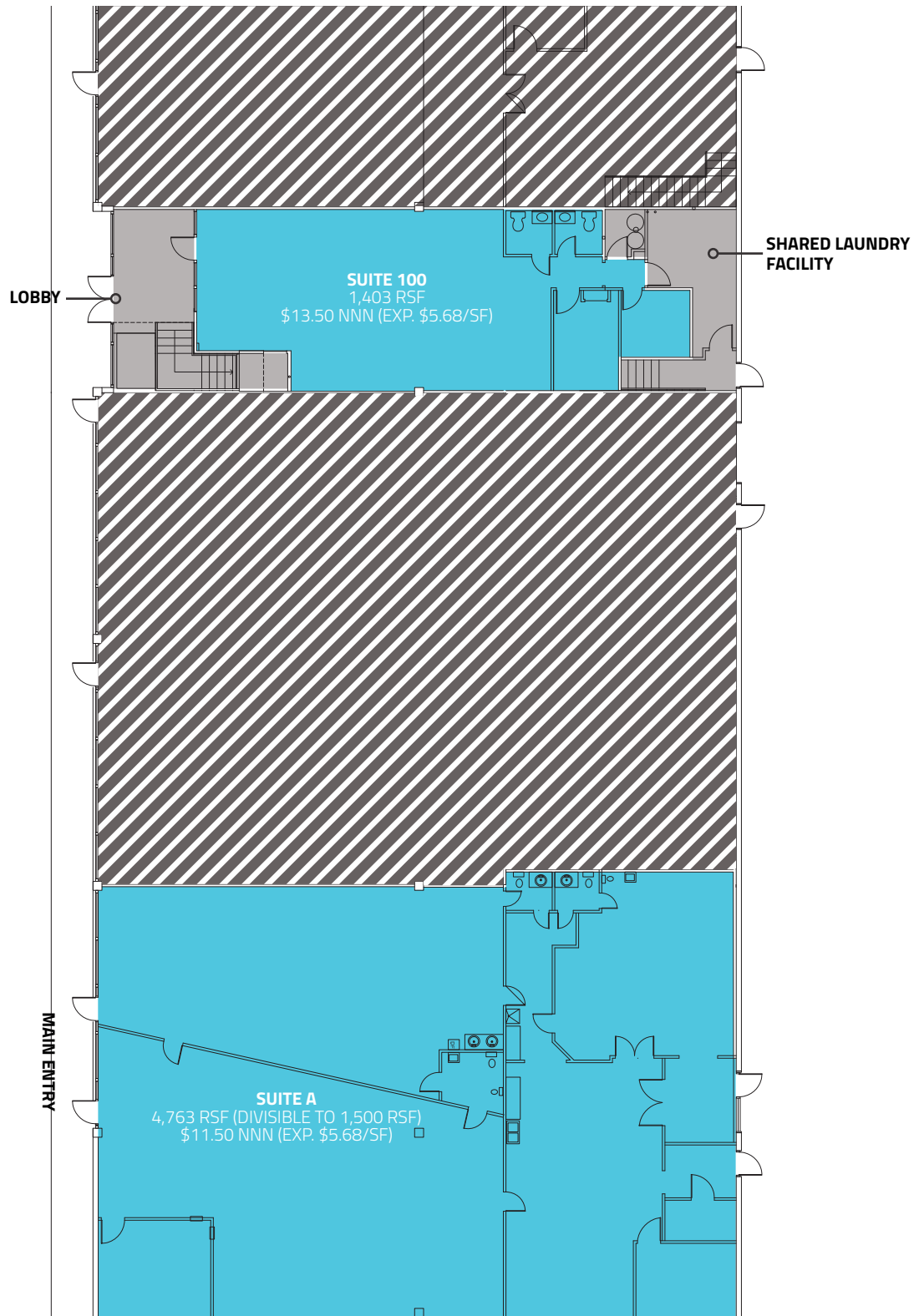
DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

AVAILABLE

SUITE	SIZE (USABLE SF)	LEASE RATE	UTILITIES + WIFI
1430-A (1st-Floor, Retail)	4,763 (Divisible to Approx. 1,500 SF)	\$11.50 NNN	\$5.68 / SF (Op. Ex.) 2026
100 (1st-Floor, Retail)	1,403	\$13.50 NNN	\$5.68 / SF (Op. Ex.) 2026
201	155	\$450/MO Gross	\$35/MO
202	831	\$1,800/MO Gross	\$115/MO
203	221	\$550/MO Gross	\$35/MO
205	156	\$450/MO Gross	\$35/MO
206	422	\$800/MO Gross	\$45/MO
207	138	\$400/MO Gross	\$35/MO
208	405	\$800/MO Gross	\$45/MO
209	123	\$350/MO Gross	\$35/MO
210	413	\$800/MO Gross	\$45/MO
211	164	\$400/MO Gross	\$35/MO
212	413	\$850/MO Gross	\$45/MO
213	157	\$400/MO Gross	\$35/MO
214	415	\$850/MO Gross	\$45/MO
216 A	230	\$600/MO Gross	\$35/MO
216 B	147	\$350/MO Gross	\$35/MO
216 C	211	\$400/MO Gross	\$35/MO
216 D	208	\$400/MO Gross	\$35/MO
216 E	154	\$350/MO Gross	\$35/MO
216 F	219	\$600/MO Gross	\$35/MO
217	157	\$400/MO Gross	\$35/MO
218	404	\$800/MO Gross	\$45/MO
219	168	\$400/MO Gross	\$35/MO
220	404	\$800/MO Gross	\$45/MO
221	126	\$350/MO Gross	\$35/MO
222	404	\$800/MO Gross	\$45/MO
223	141	\$400/MO Gross	\$35/MO
225	157	\$450/MO Gross	\$35/MO
226	808	\$1,800/MO Gross	\$115/MO
227	226	\$550/MO Gross	\$35/MO
229	159	\$450/MO Gross	\$35/MO
230	408	\$800/MO Gross	\$45/MO
260 A	65	\$300/MO Gross	\$35/MO
260 C	130	\$450/MO Gross	\$35/MO
260 E	104	\$350/MO Gross	\$35/MO
260 I	190	\$650/MO Gross	\$35/MO
262	577	\$1,300/MO Gross	\$85/MO
267	145	\$450/MO Gross	\$35/MO

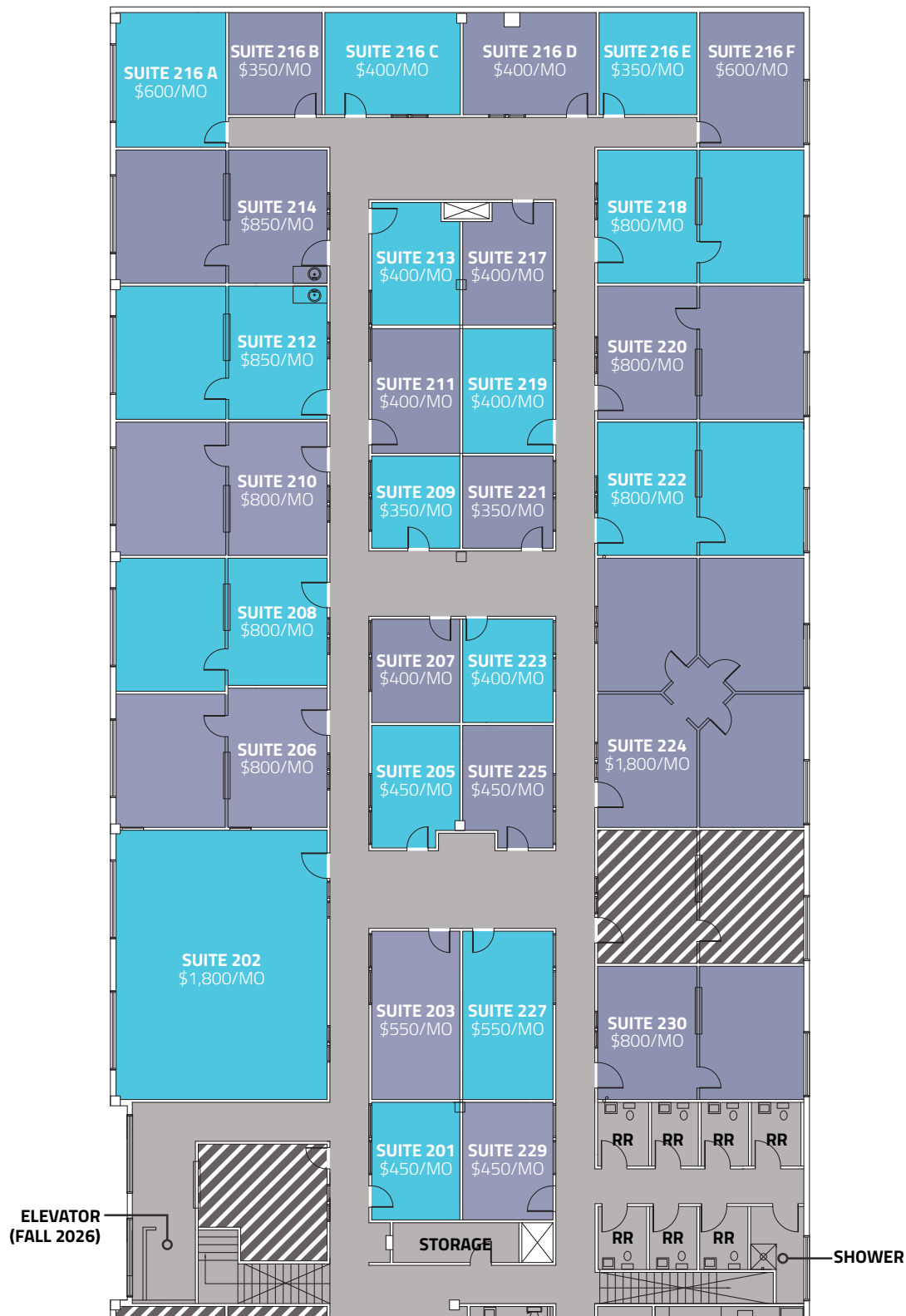
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1ST FLOOR RETAIL



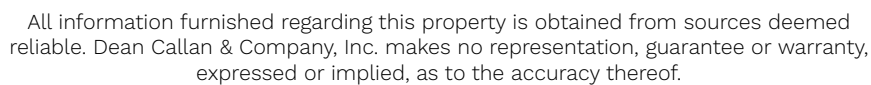
2ND LEVEL - WEST SIDE

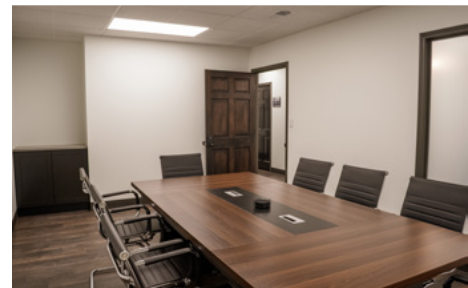
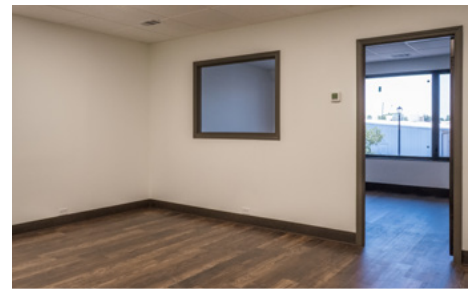
(ESTIMATE DECEMBER 2026)



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(AVAILABLE NOW)





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