



## Central South Longmont Flex/Offices for Lease

105 S SUNSET STREET | LONGMONT, CO 80301

### Suite C

Size: 1,700 SF  
Rate: \$15.00 NNN (\$6.35)  
Available: Now

### Suite D-G

Size: 6,600 SF  
Rate: \$12.50 NNN (\$6.35)  
Available: Now

### Suite H

Size: 4,363 SF  
Rate: \$13.00 NNN (\$6.35)  
Available: Now

### Suite Q

Size: 1,500 SF  
Rate: \$15.00 NNN (\$6.35)  
Available: Now

# WATERFRONT FLEX 105

Anchor your operations in these updated flex office spaces on the scenic banks of the St. Vrain River. Located in the heart of central-south Longmont, these gems offer a blend of professional tranquility and vibrant surroundings. Featuring updated office spaces and spacious workshops with overhead doors, your team will navigate the workday with ease. After a productive day, unwind with a short paddle downstream to local breweries, restaurants, and convenient shopping, or get in 9 holes at Sunset Golf Course. Catch this wave of opportunity before it's gone!

## PROPERTY HIGHLIGHTS

- Various suite sizes available with OH Doors
- Located on the St. Vrain River with access to a multi-use path
- Breweries, shopping and restaurants nearby
- Zoning: N-PE
- Suites D-G ideal for lab space or R&D user
- Ample power available
- 1,500 SF - 12,663 SF



SUITE H



SUITE G

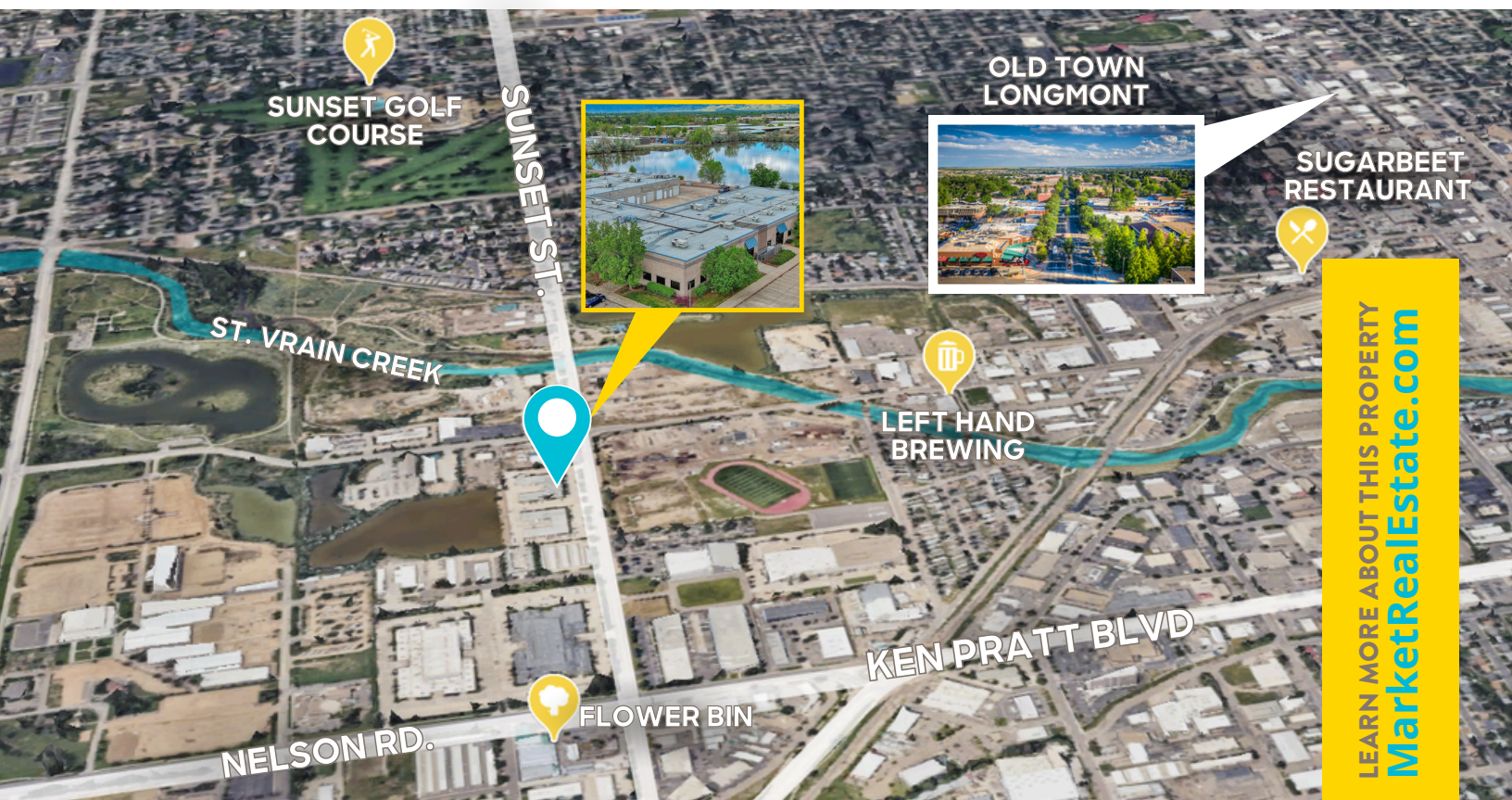


BACK OF BUILDING



LEARN MORE ABOUT THIS PROPERTY  
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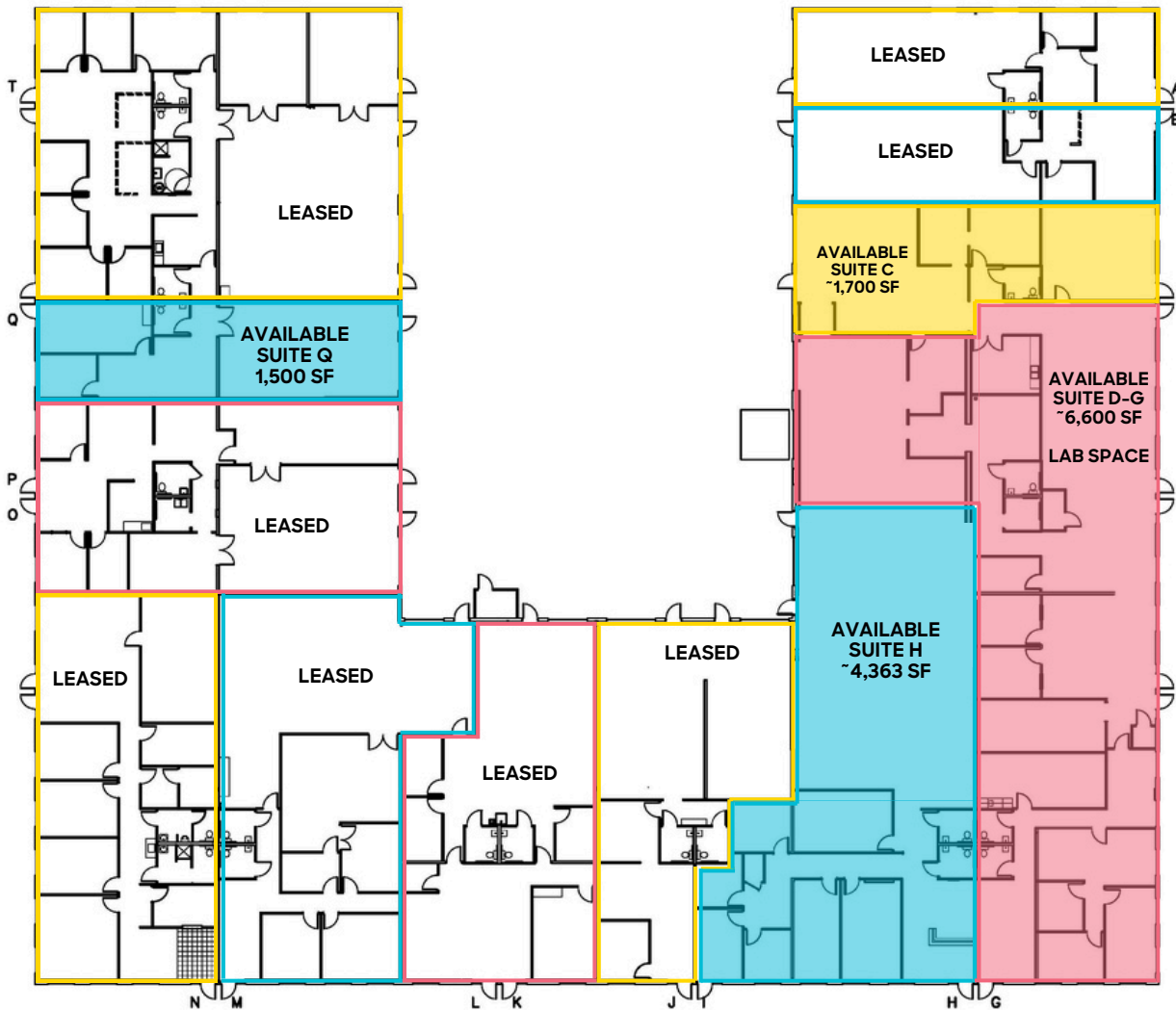
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for Suite H virtual tour

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