

Flex Office Space For Lease or Sale

1110 BOSTON AVENUE | LONGMONT, CO

100A: \$2,500/Month Gross
200A: \$2,900/Month Gross
200B: \$2,000/Month Gross
200C: \$2,300/Month Gross
(utilities not included)

FOR SALE OFFERING

Building Size: 11,680 SF
Zoning: MU-E
33% leased
Offered at \$2,700,000

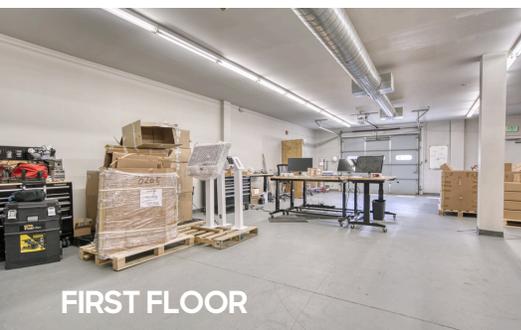
BRING ALL
OFFERS

OVER THE RIVER...

Through the woods, and next to the greenway is 11,680 square feet of functional, well lit flex office space in Longmont. This property offers a mix of lab/shop space, offices, conference rooms, and breakroom accommodations. Take advantage of Longmont's most permissive zoning to do whatever makes your business run. And, while you might be tucked away and out of sight you'll hardly feel "up the creek!" After all, there's open space (and Left Hand Brewing) just a short, scenic walk away. Available for lease immediately, so don't wait too long or you might wind up crying a river!

PROPERTY HIGHLIGHTS

- MU-E zoning allows many uses: professional services, medical, industrial, lab, and more
- Lower level shop/lab space with 8' drive-in door
- 15+ private offices, each with windows
- Secure, private, and very quiet
- Elevator access
- Includes kitchen, breakroom, lobby
- Located on the beautiful St. Vrain Creek with access via multi-use path



FIRST FLOOR



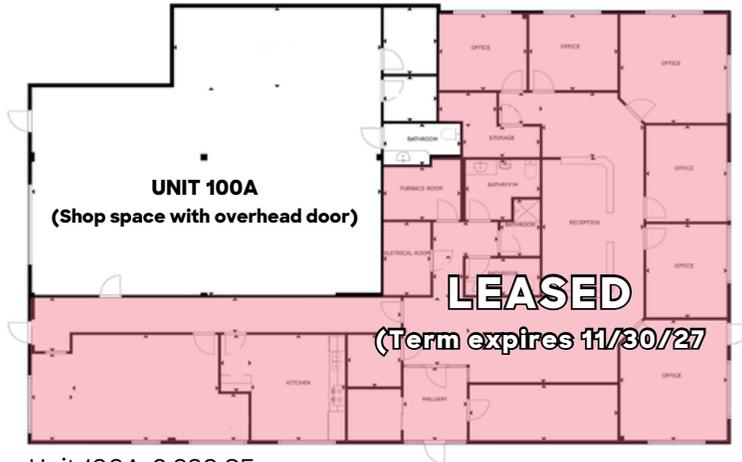
SECOND FLOOR

CLICK HERE
for Floor 1 virtual tour

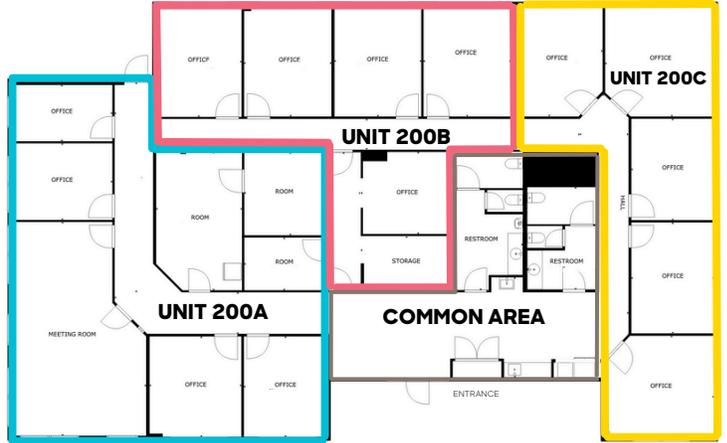
CLICK HERE
for Floor 2 virtual tour



LEARN MORE ABOUT THIS PROPERTY
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Unit 100A: 2,030 SF



Unit 200A: 2,315 SF
 Unit 200B: 1,664 SF
 Unit 200C: 1,862 SF

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 for Floor 1 virtual tour

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